

Agenda

2020 Minnetonka Local Board of Appeal and Equalization

Monday, April 20, 2020

6:00 p.m.

Council Chambers

1. Call to Order
2. Roll Call: Schaeppi – Coakley – Kirk – Schack – Carter- Calvert – Wiersum
3. Approval of Agenda
4. Appeals to the board of review:
 - A. Valuation recommendations being brought by the City Assessor to the Local Board of Appeal and Equalization for action:

	Petitioner	2019 Estimated Market Value	2020 Estimated Market Value	2020 Assessors' Recommendation
1)	James Ryshavy 6100 Baker Rd Minnetonka, MN 55345 34-117-22-43-0003	\$1,500,000	\$1,620,000	\$1,620,000
2)	12901 Wayzata Blvd LLC 12950 Wayzata Blvd Minnetonka, MN 55305 03-117-22-14-0005	\$2,365,000	\$2,365,000	\$2,365,000
3)	HMW LLC 10600 Wayzata Blvd Minnetonka, MN 55305 01-117-22-24-0030	\$7,200,000	\$7,200,000	\$7,200,000
4)	Associated Financial Grp LLC 6000 Clearwater Dr Minnetonka, MN 55343 34-117-22-44-0019	\$9,500,000	\$10,826,000	\$10,826,000
5)	MTKA-RAMADA RENAISSANCE 12201 Ridgedale Dr Minnetonka, MN 55305 02-117-22-34-0012	\$15,840,000	\$15,840,000	\$15,840,000
6)	Welltower Inc 500 Carlson Pkwy Minnetonka, MN 55305 04-117-22-13-0006	\$13,552,000	\$13,929,000	\$13,929,000
7)	Gerald Haugen Sally Haugen 4835 Gaywood Dr Minnetonka, MN 55345 27-117-22-22-0025	\$497,200	\$519,700	\$519,700

	Petitioner	2019 Estimated Market Value	2020 Estimated Market Value	2020 Assessors' Recommendation
8)	Martha Carland 2020 Meeting St Wayzata, MN 55391 09-117-22-12-0023	\$791,100	\$798,100	\$798,100
9)	Randal Louwagie Cheryl Louwagie 4553 Ellerdale Rd Minnetonka, MN 55345 22-117-22-34-0032	\$517,400	\$541,300	\$520,000
10)	Richard Olson 15410 Highwood Dr Minnetonka, MN 55345 21-117-22-34-0025	\$387,700	\$399,300	\$360,000
11)	William Wicks Mary Wicks 15211 Skyview Dr Minnetonka, MN 21-117-22-24-0053	\$319,000	\$342,600	\$330,000
12)	Kissy Coakley 16417 Hilltop Ter Minnetonka, MN 55345 32-117-22-12-0035	\$243,800	\$248,300	\$248,300

B. Petitions to the Local Board of Appeal and Equalization requiring advisors' recommendation:

	Petitioner	2019 Estimated Market Value	2020 Estimated Market Value	2020 Advisors' Recommendation
1)	Gay Neitzel 5373 Beachside Dr Minnetonka, MN 55343 26-117-22-44-0091	\$258,900	\$256,200	\$238,500
2)	Norman Korn Bonnie Korn 6075 Clarion Pass Minnetonka, MN 55343 35-117-22-44-0017	\$800,000	\$884,300	\$885,000
3)	Sakya Dama Vandana Gorjala 11444 Oberlin Rd Minnetonka, MN 55305 02-117-22-11-0054	\$850,000	\$929,900	\$860,000
4)	Decision at 4/6/2020 LBAE			
5)	Valery Gorodnichev Irina Pelutis 15010 Tammer La Wayzata, MN 55391 04-117-22-43-0022	\$819,700	\$832,000	\$800,000

	Petitioner	2019 Estimated Market Value	2020 Estimated Market Value	2020 Advisors' Recommendation
6)	James Oberg Emily Oberg 2016 Blackberry La Wayzata, MN 55391 08-117-22-11-0042	\$410,000	\$450,700	\$344,000
7)	Steven Hanson Linda Whitteaker 5164 Beacon Hill Rd Minnetonka, MN 55345 28-117-22-44-0284	\$275,000	\$293,600	\$285,000
8)	Moved to Section A			
9)	Moved to Section A			
10)	Timothy Ross Elizabeth Ross 4557 Timber Woods La Minnetonka, MN 55345 21-117-22-33-0067	\$678,900	\$734,700	\$695,000
11)	Moved to Section A			

5. Adjourn

Minnetonka 2020 Local Board of Appeal and Equalization Meeting of April 20, 2020

Brief Description:	2020 Local Board of Appeal and Equalization (LBAE)
Recommended Action:	Receive and adopt Assessors' recommendations on appeals Receive and adopt/modify Advisors' recommendations on appeals

Background

The first meeting of the LBAE was held on Monday, April 6, 2020, at 6:00 p.m. via video conferencing, with live streaming on the city's website and cable television channel. The meeting of April 20, 2020, is the reconvene of the LBAE.

Agenda

Attached is the agenda for the April 20, 2020 meeting. As indicated, there are 19 properties requiring action by the LBAE. Information for the appeals reviewed by the advisors on the agenda includes a map, the advisor's review and recommendation of valuation, preliminary information from the property owner, staff conclusion and comments.

Meeting Procedure

Receive and adopt Assessors' recommendations on appeals that were not reviewed by the Advisors. These appeals consist of properties reviewed by staff with staff recommendations.

Receive and act upon the Advisors' recommendations. The four advisors to the LBAE composed of Timothy Berg, Larry Kriedberg, Ann Laurent, and Keith Swanson reviewed properties on Wednesday, April 8 and Thursday, April 9, 2020. At that time, the property owners had an opportunity to discuss the property and present any information they believed would assist the advisors in making their recommendation.

The advisors then presented their recommendation to staff including supporting information. The advisors will be available to the LBAE for questions should any arise regarding their recommendations.

The property owners have been notified of the advisors' recommendation. The owners have the opportunity to speak to the LBAE and present further information should they choose regarding the advisors' recommendations.

Meeting process. At the reconvene, the process will be as follows for each property under active appeal. At each step, the LBAE may ask clarifying questions.

1. The property owners present information, if desired.
2. The advisors present their findings and recommendation.
3. City assessing division staff presents information, as needed.
4. The LBAE individually acts upon each appeal as required by state guidelines.

Actions the LBAE may take include:

- reduce the value of a property;
- sustain the original value;
- increase the value of a property;
- add improvements to the assessment list; and
- change classification of a property.

The LBAE has certain limitations to its power. The LBAE cannot:

- consider prior year assessments;
- reduce the aggregate assessment of the city by more than one percent;
- exempt property;
- make changes to a property in which a member has a conflict of interest or a financial interest;
- grant a special program;
- make changes benefiting a property owner who refuses entry by the assessor; or
- order percentage increases or decreases for an entire class of property.

Due to the COVID-19 pandemic, advisors did not conduct on-site inspections. They reviewed all information submitted in writing, along with photographs or video, to arrive at their value recommendations.

Each of the property owners who have appealed their valuation to the LBAE may continue their appeal to the Hennepin County Board of Appeal and Equalization (HCBAE) that meets on June 15, 2020. Owners must call in advance and submit an application to be added to the agenda for this meeting. They must call 612-348-7050 by May 20, 2020.

Recommendation

Receive and adopt assessors' recommendations on appeals. Receive and adopt/modify advisors' recommendations on appeals.

Submitted through:

Geralyn Barone, City Manager
Darin Nelson, Finance Director

Originated by:

Colin Schmidt, SAMA, City Assessor



2020 Local Board of Appeal and Equalization

B1

Gay L. Neitzel

5373 Beachside Dr

26-117-22-44-0091



2020 Assessed Value: \$256,200

Recommendation: \$238,500

This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.

2020 Minnetonka LBAE Advisor Appeal Review

Appeal: B1 **Advisor:** Ann Laurent & Tim Berg
Address: 5373 Beachside Dr **Tim Berg**
PID: 26-117-22-44-0091 **Owner:** Gay Neizel
Last Sale Date: 11/4/2016 **Last Sale Price:** \$230,000

Inspection Information:

Date: 4/13/2020 **Arrival:** 3:50 **Departure:**
Property Owners Present:

Property Information

Physical Characteristics and Condition:

A bit smaller on the foundation than many of the other comps.

Property Owner Information

Comments:

Owners Opinion of Value for January 2, 2020:

\$240,000

Advisor's Findings

Market Comments:

Comparable Properties

Address: 5329 Beachside **Comments:**
Status:
Price:

Address: 5372 Beachside **Comments:**
Status:
Price:

Address: 5205 Beachside **Comments:**
Status:
Price:

Advisor's Opinion of Value

Estimated Market Value for January 2, 2020:

\$256,200

Advisor's Recommendation of Value for January 2, 2020:

\$238,500

Reviewed by:

Date:

City of Minnetonka

Assessing Division

2020 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd

Minnetonka, MN 55345

Phone: 952.939.8220

Fax: 952.939.8244

Email: assessor@minnetonkamn.gov

We request you return this form to the City of Minnetonka Assessing Division by March 27, 2020. By submitting this application, your appeal will be entered into the record. It is **not required** to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

Office Use Only:

Date Returned _____

Received via _____

Date Withdrawn _____

Withdrawn via _____

Dist _____

Nbhd _____

Appraiser _____

Date 3/26/2020

Daytime number 612-839-3735

Owners Name(s) Gay NEITZEL

Alternate number _____

Address 5373 Beachside DR

City MTKA State MN Zip Code 55343 Email gneitzel@anderbergprint.com

Property ID# 26117-22-44-0091

Purchase Date 11/2016

Property Address 5373 Beachside DR

Purchase Price 230,000

2020 Estimated Market Value as it appears on Notice of Valuation 256,200

Additions, Renovations, or Improvements since purchase

NONE

Cost of Improvements since purchase _____

Owner's Opinion of Estimated Market Value as of January 2, 2020

240,000

What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)

5252 Beachside Dr Same sq footage
As myself sold \$233,000 8/19
227,500 Est Taxes 2020
5255 247,000 \$17 taxes 260,000 2020
I paid 230,000 my est TAX IS 256,200

I Do X Do not _____, wish to make a personal appearance.

Signature of Applicant Gay Neitzel

Date 3/27/2020

Print Form

Unit Number	MODEL	Prop Inform address search					
		UNITS THAT HAVE ARCHITECTURAL CHANGES THAT MAY HAVE					
				unit number	basic model	model for insurance purposes based on alterations made	
5185	200			5185	100	200	
5187	200			5227	200	200	
5189	200	2020		5256	100	200	
5191	100	224,600		5281	100	200	
5193	400			5328	200	200	
5195	200			5330	200	200	
5197	300			5336	100	200	
5199	100	11/2017		5350	100	200	
5201	400			5362	100	200	
5203	400						
5205	400	247,500	9-19 App1				
5207	400						
5209	100	195,000	↔ 1848 sq ft finished			22x42	
5211	100						
5213	100						
5215	200		→ 1902 sq ft			22x42	
5217	400						
5219	100						
5221	300		2304 sq ft			24x48	
5223	200						
5225	400		2367 sq ft			24x48	
5227	200	232,000	11-19				
5229	400						
5231	100						
5233	400						
5235	100						
5237	300						
5239	200						
5241	100						
5243	300						
5245	200						
5247	300						
5249	300						
5251	200						
5253	400						
5255	100	247,000	5/17 260,6000 2020				
5257	400						
5259	200						
5261	300						
5263	100						
5265	200						
5267	100						
5269	200						
5271	100						

Beachside I Insurance Payment By Unit

Revised 3/12/2020

5383		200					
5385	243,000	300	3/19				
5387		200					
5389		300					
5391		100					
5393		100					
5395		100					
5397		100					
5399		200					
5222		100					
5224		400					
5226		100					
5228		400					
5230		100					
5232		100					
5234		200					
5236		200					
5238		400					
5240		400					
5242		400					
5244		400					
5246		200					
5248		100					
5250		200					
5252	233,000	100	8/19	Est 227,500	2020		
5254		400					
5256		200					
5258		400					
5260		100					
5274		400					
5276		400					
5278		400					
5280		400					
5282		300					
5284		200					
5286		300					
5288		100					
5326		100					
5328		200					
5330		200					
5332	248,000	100	6/19	227,700	2020		
5334	250,000	400	2/18				
5336		200					
5338		400					
5340		100					
5342		300					
5344		300					
5346		300					
5348		300					
5350		200					
5352		100					
5354		200					
5356		100					
5358		100					



City of Minnetonka

Assessing Department

2020 Local Board of Appeal and Equalization

Staff Report



B1

Property Owner(s):

Gay L. Neitzel

Property Address:

5373 Beachside Dr

PID #:

26-117-22-44-0091

Market Value

Assessment Year 2020

\$256,200

Assessment Year 2019

\$258,900

Assessment Year 2018

\$235,000

Sale:

November 4, 2016 - 230,000 (01 - Warranty Deed)

Assessor Recommendation:

\$248,000

Appraiser:

Last Inspection Date:

MLP

June 19, 2018

Comments:

Staff reviewed property, and recommended a value reduction to \$248,000 based on the condition of the home and comparable sales. Owner disagreed with the assessor's new recommended value. The appeal was referred to the advisors for final valuation.

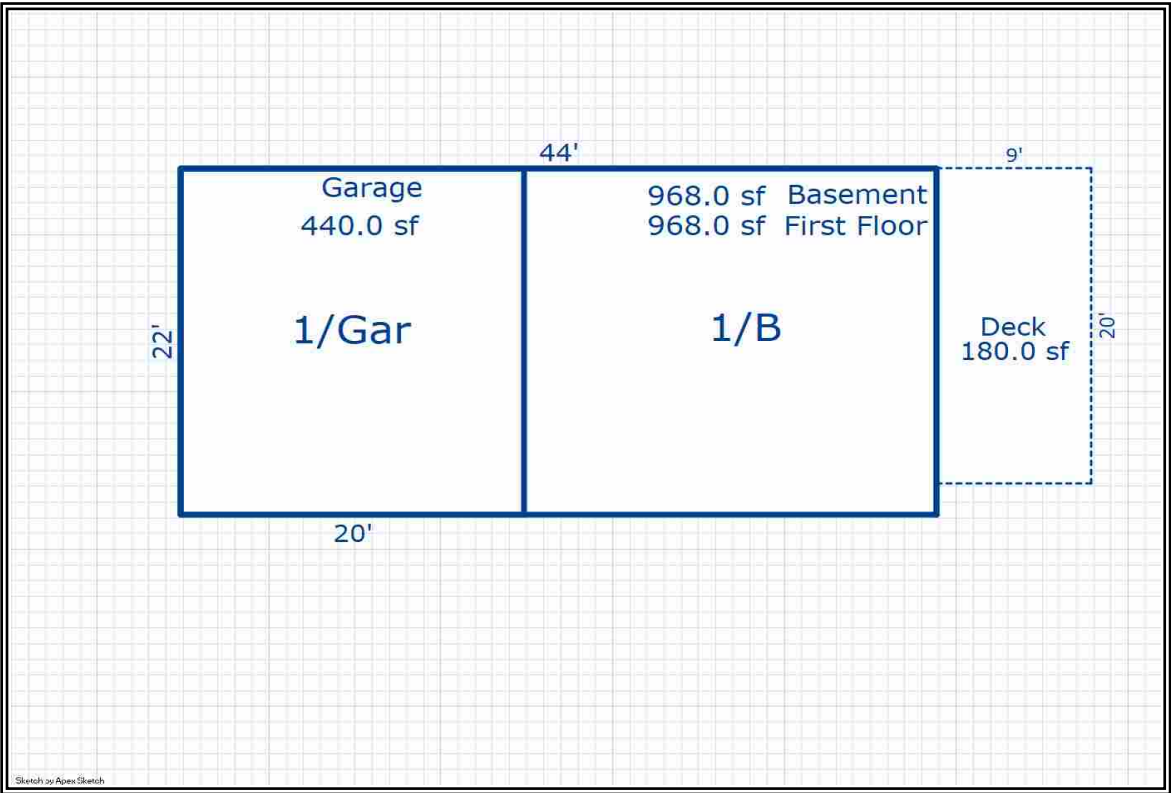
Subject Data Summary

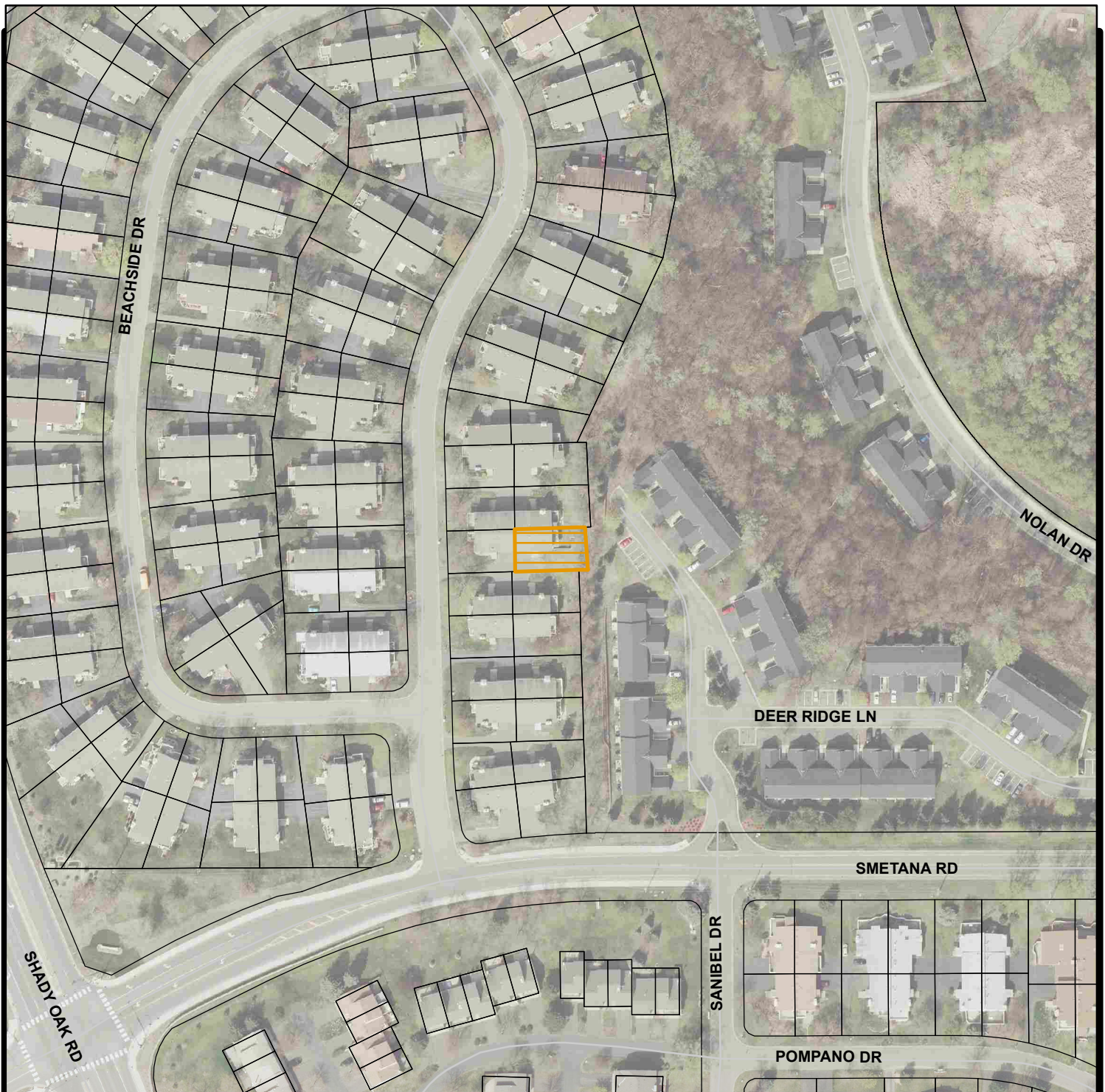
PID #:	26-117-22-44-0091
Property Address:	5373 Beachside Dr Minnetonka, MN 55343
Multiple Address:	No
Lot/Block:	044/003
Addition:	Beachside
Legal(120):	THE ELY BOUNDARY LINE OF LOT 44 BLK 3 HA S BEEN DETERMINED BY PRACTICAL LOCATION AND MARKED BY JUDICIAL LANDMARKS SET PUR More
Owner(s):	Gay L Neitzel
Property Classification:	Townhouse - Homestead
2020 EMV:	256,200
2019 EMV:	258,900
2018 EMV:	235,000
Last Sale:	11/4/2016 - 230,000 - Warranty Deed - 01
Lot Size:	4,200 Sq.Ft. / .09 Acres
Zoning:	R-3 PURD
Dwelling Type:	Townhome
Style:	Split Entry/Foyer
Bedrooms:	3
Baths:	2
Actual Year Built:	1978
Gross Building Area:	968
Basement Area:	968
Bsmt Finished %:	55
Garage #1:	2 Car Tuck Under
Garage #2:	None

Additional Subject Photos



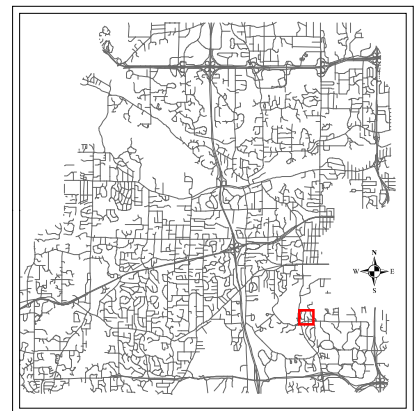
Subject Sketch





2020 Local Board of Appeal And Equalization

Gay Neitzel
5373 Beachside Dr
26-117-22-44-0091



This map is for illustrative purposes only.

Sales Comparables



Comparable 1



Comparable 2



Comparable 3

Sales Comparables



Comparable 4






Comparable 5

Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	2611722440091	2611722440010	2611722430059	2611722430050
Address	5373 Beachside Dr	5332 Beachside Dr	5252 Beachside Dr	5197 Beachside Dr
Weight		113	110	85
Neighborhood	3110	3110	3110	3112
District	23	23	23	23
Sale Price	\$230,000	\$248,000	\$233,000	\$275,000
Sale Date	11/04/2016	06/21/2019	08/21/2019	12/20/2018
Cash Equivalent		\$244,280	\$233,000	\$275,000
Year / Version	2020 / 1	2020 / 1	2020 / 1	2019 / 1
Price Per Sq. Ft.	\$237.60	\$252.36	\$240.70	\$238.72
Dwelling Type	Townhome	Townhome	Townhome	Townhome
Style	Split Entry/Foyer	Split Entry/Foyer	Split Entry/Foyer	Split Entry/Foyer
Property Area	4,200	4,935	3,750	4,891
Actual Age	1978	1978	1979	1978
1st Floor Area	968	968	968	1,152
Total GBA	968	968	968	1,152
Finished Area	1,500	1,500	1,500	1,728
Basement Area	968	968	968	1,152
Basement Finished (%)	55%	55%	55%	50%
1st Floor Clear Ht				
Total Bedrooms	3	3	2	2
Total Bathrooms	2	2	2	2
Garage 1 Floor Area	440	440	440	480
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Tuck Under	Tuck Under	Tuck Under	Tuck Under
Total # of Cars	2	2	2	2
Walkout Type	Standard Walkout	Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces		1	1	1
Deck Area-Total	180	154	144	96
Porches				
Dormer Length				
River				
Lake				
Influences				

Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 4</u>	<u>Comparable 5</u>
			
PID	2611722440091	2611722440029	2611722440068
Address	5373 Beachside Dr	5372 Beachside Dr	5329 Beachside Dr
Weight			
Neighborhood	3110	3113	3113
District	23	23	23
Sale Price	\$230,000	\$255,900	\$282,500
Sale Date	11/04/2016	10/17/2019	11/22/2019
Cash Equivalent		\$255,900	\$281,500
Year / Version	2020 / 1	2020 / 1	2020 / 1
Price Per Sq. Ft.	\$237.60	\$210.62	\$231.69
Dwelling Type	Townhome	Townhome	Townhome
Style	Split Entry/Foyer	Split Entry/Foyer	Split Entry/Foyer
Property Area	4,200	3,950	4,317
Actual Age	1978	1979	1978
1st Floor Area	968	1,215	1,215
Total GBA	968	1,215	1,215
Finished Area	1,500	1,791	1,849
Basement Area	968	1,152	1,152
Basement Finished (%)	55%	50%	55%
1st Floor Clear Ht			
Total Bedrooms	3	2	3
Total Bathrooms	2	3	3
Garage 1 Floor Area	440	480	480
Garage 1 # of Cars	2	2	2
Garage 1 Placement	Tuck Under	Tuck Under	Tuck Under
Total # of Cars	2	2	2
Walkout Type	Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central
Pool Area-Total			
Fireplaces		1	1
Deck Area-Total	180	91	150
Porches			
Dormer Length			
River			
Lake			
Influences			

Comp Grid																							
PID Address		2611722440091 5373 Beachside Dr		District Appraiser		23 MLP																	
Item	Subject		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5												
PID	2611722440091		2611722440010		2611722430059		2611722430050		2611722440029		2611722440068												
Address	5373 Beachside Dr		5332 Beachside Dr		5252 Beachside Dr		5197 Beachside Dr		5372 Beachside Dr		5329 Beachside Dr												
Date of Sale			06/21/2019		08/21/2019		12/20/2018		10/17/2019		11/22/2019												
Sale Price			\$248,000		\$233,000		\$275,000		\$255,900		\$282,500												
Cash Equivalent			\$244,280		\$233,000		\$275,000		\$255,900		\$281,500												
Price/SF			\$252.36		\$240.70		\$238.72		\$210.62		\$231.69												
Adjustments				+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.											
Time (Months)	-----		7		3,705		5		2,524		13		7,746		3		1,663		2		1,220		
Location																							
Site Size																							
Style	Split Entry/Foyer		Split Entry/Foyer				Split Entry/Foyer				Split Entry/Foyer				Split Entry/Foyer				Split Entry/Foyer				
Quality Class	Average		Average				Average				Average				Average				Average				
Age	1978		1978				1979				1978				1979				1978				
Effective Age	2000		1995		7,500		1985		22,500		2000		0		1990		15,000		2000		0		
Bedroom + Bathroom Count	BR's	Bath	BR	Bth		BR	Bth		BR	Bth		BR	Bth		BR	Bth		BR	Bth		BR	Bth	
	3	2	3	2	0	2	2	0	2	2	0	2	3	(7,500)	3	3	(7,500)	3	3	(7,500)	3	3	(7,500)
GBA	968		968		0		968		0		1,152		(12,880)		1,215		(17,290)		1,215		(17,290)		
Basement Area	968		968		0		968		0		1,152		(1,840)		1,152		(1,840)		1,152		(1,840)		
Basement Finish	55%		55%		0		55%		0		50%		(1,308)		50%		(1,308)		55%		(3,036)		
Walkout	Standard Walkout		Standard Walkout		0		Standard Walkout		0		Standard Walkout		0		Standard Walkout		0		Standard Walkout		0		
Garage Type	Tuck Under		Tuck Under				Tuck Under				Tuck Under				Tuck Under				Tuck Under				
Garage Stalls	2		2		0		2		0		2		0		2		0		2		0		
Deck(s)	180		154				144				96				91				150				
Porch(es)																							
Fireplaces			1		(5,000)		1		(5,000)		1		(5,000)		1		(5,000)		1		(5,000)		
Other																							
Gross Adjustment %			7%				13%				10%				19%				13%				
Net Adjustment%			3%				9%				-5%				-6%				-12%				
Net Adjustment			\$6,205				\$20,024				(\$13,282)				(\$16,275)				(\$33,446)				
Indicated Value			\$250,485				\$253,024				\$261,718				\$239,625				\$248,054				
Comments and analysis of Comps																							
Indicated value or range																							
\$248,000																							



2020 Local Board of Appeal and Equalization

B2

Bonnie M. Korn

Norman V. Korn

6075 Clarion Pass

35-117-22-44-0017



2020 Assessed Value: \$884,300

Recommendation: \$885,000

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2020 Minnetonka LBAE Advisor Appeal Review

Appeal: B2 Advisor: Larry & Keith
Address: 6075 Clarion Pass
PID: 35-117-22-44-0017 Owner: Norman Korn
Last Sale Date: 12/22/2017 Last Sale Price: \$845,000

Inspection Information:

Date: _____ Arrival: _____ Departure: _____
Property Owners Present: _____

Property Information

Physical Characteristics and Condition:

NEVER CONSTRUCTION - 1 LEVEL LIVING - 3 CAR GARAGE
NICE QUALITY CONSTRUCTION

Property Owner Information

Comments:

GREAT VALUE IN NEIGHBORHOOD.

Owners Opinion of Value for January 2, 2020:

\$849,840

Advisor's Findings

Market Comments:

EXACTLY WHAT MANY BUYERS ARE LOOKING FOR - ^{Call 4/10}
6112 CLARION IS NEIGHBOR - HOME -

Comparable Properties

Address:

5335 Woodland Rd

Status:

Sold 4/19

Price:

\$729,410

Comments:

1 story, 1 less bath, All bedrooms 1 level. 1,131 less square feet. Hopkins school district

Address:

4724 Williston Rd

Status:

Sold 7/19

Price:

\$970,000

Comments:

1 more bedroom, 1 more bath. 3 bedrooms 1 level. Built 2018. On a busy road. 970 more square feet. Hopkins school

Address:

3698 Highcroft

Status:

Sold 9/20

Price: \$1,311,555

(PENDING)

Comments:

3 bedroom, 3 bath, 3 garage. 1 story, 577 more square ft. both newer development on a cul-de-sac. Hopkins Schools.

Advisor's Opinion of Value

Estimated Market Value for January 2, 2020:

\$884,300

Advisor's Recommendation of Value for January 2, 2020:

\$885,000

Reviewed by:

Date:

\$885,000

City of Minnetonka

Assessing Division

2020 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd
Minnetonka, MN 55345
Phone: 952.939.8220 Fax: 952.939.8244
Email: assessor@minnetonkamn.gov

We request you return this form to the City of Minnetonka Assessing Division by March 27, 2020. By submitting this application, your appeal will be entered into the record. It is **not required** to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

Office Use Only:

Date Returned _____ Received via _____
Date Withdrawn _____ Withdrawn via _____
Dist _____ Nbhd _____ Appraiser _____

Date 3/30/2020

Daytime number 612-805-3496

Owners Name(s) Norman & Bonnie Korn

Alternate number _____

Address 6075 Clarion Pass

City Hokins State MN Zip Code 55343 Email normanvkorn@gmail.com

Property ID# 3511722440017

Purchase Date 12/22/17

Property Address 6075 Clarion Pass

Purchase Price \$845,000

2020 Estimated Market Value as it appears on Notice of Valuation \$884,300

Additions, Renovations, or Improvements since purchase

None

Cost of Improvements since purchase 0

Owner's Opinion of Estimated Market Value as of January 2, 2020

\$849,840

What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)

See Attachments

I Do _____, Do not X _____, wish to make a personal appearance.

Date 3/30/2020

Signature of Applicant

Print Form

2021 Assessment

PID	House #	Assessor Increase	Implied Assessment	2020
35-117-22-44-0022	6003	3.05%	705,377	684,500
35-117-22-44-0005	6006	7.95%	824,630	763,900
35-117-22-44-0021	6011	11.33%	875,722	786,600
35-117-22-44-0006	6020	8.49%	835,915	770,500
35-117-22-44-0020	6027	-0.62%	851,289	856,600
35-117-22-44-0007	6032	7.89%	782,958	725,700
35-117-22-44-0019	6035	4.88%	1,128,299	1,075,800
35-117-22-44-0008	6044	3.75%	788,500	760,000
35-117-22-44-0018	6049	1.24%	908,224	897,100
35-117-22-44-0018	6049			
35-117-22-44-0009	6056	1.54%	962,193	947,600
35-117-22-44-0017	6075	10.54%	991,875	897,300
35-117-22-44-0010	6078	4.35%	858,696	822,900
35-117-22-44-0011	6100	2.53%	970,857	946,900
35-117-22-44-0012	6112	7.80%	901,208	836,000
35-117-22-44-0016	6115	8.47%	888,369	819,000
35-117-22-44-0013	6124	7.89%	887,179	822,300
35-117-22-44-0015	6133	22.16%	1,027,976	841,500

Average PTx % Increase --> 6.54% 15,189,269 14,256,220

My Ptx Increase --> 10.54%

My Inc as % of Average --> 161.04%

What are the reasons or documentation supporting the owner's opinion of market value?

My home is 3600sqft, 4 bed/4 bath.

1. Average PTx rate increase for homes on my street was 6.54%; my home increased 10.54%. This is 161.0% of the average increase.
 - a. Enclosed February Local Real Estate Market Report for Hopkins shows market median sale price down 6.5%
 - b. Enclosed December Local Real Estate Market Report for Hopkins shows rolling 12 month up 5.7%
 - c. Both are less than my street average
2. My home was appraised last year at \$800K to support a PTx appeal. The new assessed market value has increased \$84,300 in a year
3. There were no additions, changes, or remodeling to my home since taking ownership.
4. Off the 5 comp sale properties used to justify the increase:
 - a. Three are over 6 miles away and are in the Wayzata school district; I am in the Hopkins school district.
 - b. All are new construction
5. The home next to mine is 1 year older, same builder, 600+ sqft larger, 5 bed/5 bath and had a PTx increase of 1.24%
6. The home across the street (6056) is assessed at \$962K. It was just listed at \$939K; is 1375 sqft larger, 5 bed/5 bath
7. There are 3 detached townhomes homes <1/2 miles that have been for sale since last fall. All are one level living, 300 sqft larger, and selling for ~\$840,000. None have sold.

Kriedberg, Larry

From: normanvkorn@gmail.com
Sent: Tuesday, April 7, 2020 6:51 PM
To: Erin Kastner
Subject: RE: 6075 Clarion Pass PTx Appeal
Attachments: LL Bar.jpg; LL BR1.jpg; LL BR1a.jpg; LL BR2.jpg; LL BR4 Entry n Powder.jpg; LL Family Room East View.jpg; LL Full Bath.jpg; LL LFamily Room South View.jpg; MF Entry West View.jpg; MF Kitchen preMoveIn.jpg; MF Kitchen.JPG; MF Laundry n Master Closet.jpg; MF Living Area East View.jpg; MF Living Area North View preMoveIn.jpg; MF Living Area North View.jpg; MF Living Area South View.jpg; MF LR preMoveIn.JPG; MF MBR East View.jpg; MF MBR West View.jpg; MF MstrBath East View.jpg; MF MstrBath West View.jpg; MF Mud n Util Closet.jpg; MF Office.jpg; MF Powder n Mud.jpg; 3.27.2017 Plans From PA- Korn.pdf

Please respond when you get this so I know it went thru.

Thx

Regards,

Norman Korn
612-805-3496

From: Erin Kastner <ekastner@minnetonkamn.gov>
Sent: Tuesday, April 7, 2020 2:53 PM
To: 'normanvkorn@gmail.com' <normanvkorn@gmail.com>
Subject: RE: 6075 Clarion Pass PTx Appeal

City Hall is actually closed to the public. You can send some of the photos via email. If you want to send the ones that give the best idea of the whole house? You could send them in a couple emails if you would like as well.



Erin Kastner, CMA | Residential Appraiser
City of Minnetonka | ekastner@minnetonkamn.gov
14600 Minnetonka Blvd. | Minnetonka, MN 55345
Office: 952-939-8224

From: normanvkorn@gmail.com <normanvkorn@gmail.com>
Sent: Tuesday, April 7, 2020 2:51 PM
To: Erin Kastner <ekastner@minnetonkamn.gov>
Subject: Re: 6075 Clarion Pass PTx Appeal

I will drop a thumb drive off at City Hall tomorrow morning. Is it open and where/ who should I ask for? I recall you are working from home

Norman Korn
612-805-3496
Sent from my mobile device

4/10/2020

Property Short Report, Single Family Residential, MLS#: 5212427

5335 Woodland Road, Minnetonka, MN 55345-6265**TAX INFORMATION**

Property ID: 2811722330030
 Tax Year: 2018
 Tax Amt: \$2,944.00
 Assess Bal: \$0.00
 Tax w/assess: \$2,944.00
 Assess Pend: No
 Homestead: No

Year Built: 2019

Bedrooms: 3

Total Baths: 2

Garage: 2

Lake/WF:

Lake/WF Name:

Const Status: Completed New Construction

Fire #:

Status: Sold

List Price: \$792,410

Sold Price: \$729,410

Original List Price: \$792,410

Map Page: 118

Map Coord: D3

Directions: 494 to Hwy 7, south on
 Woodland Rd 1 mile - is property is
 on left.

321 50 FT

Style: (SF) Single Family

Stories: 1 Story

Above Ground Finished SqFt: 2,469

Foundation Size: 2,469

Acres: 0.52

Below Ground Finished SqFt: 0

Total Finished SqFt: 2,469

Lot Size: 100x225

List Date: 4/11/19

Received By MLS: 4/11/19

Days On Market: 0

CDOM: 0

Off Market Date: 04/11/2019

Date Closed: 4/11/19

Selling Agent: James Stiller

Projected Close Date: 4/11/19

Seller's Contrib: \$0

Selling Office: Keller Williams Classic Realty

Legal Description: LOT 005 BLOCK 001 MERLES PLACE

County: Hennepin

School District: 270 - Hopkins, 952-988-4000

Complex/Dev/Sub: Merles Place

Common Wall: No

Restrictions/Covts:

Lot Description: Tree Coverage - Medium, Sod Included In P

Agent Remarks: Measurements are approximate.

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:
Living Rm	Main	18x16	Four Season Porch	Main	14x13	Forced Air, Fireplace
Dining Rm	Main	13x13				Fuel: Natural Gas
Family Rm						Air Cnd: Central
Kitchen	Main	16x13				Water: City Water/Connected
Bedroom 1	Main	17x15				Sewer: City Sewer/Connected
Bedroom 2	Main	12x11				Garage Stalls: 2
Bedroom 3	Main	13x11				Other Parking:
Bedroom 4						Pool:
Bath Description:	Main Floor Full Bath, Private Master, Full Master, Walk-In Shower, Separate Tub & Shower, Basement, Rough					
Dining Room Desc:	Informal Dining Room Family Room Char:					
Fireplaces: 1	Fireplace Characteristics: Living Room, Gas Burning, Stone					
Appliances:	Cooktop, Wall Oven, Microwave, Exhaust Fan/Hood, Dishwasher, Refrigerator, Washer, Dryer, Air-To-Air Exchanger, Furnace Humidifier					
Basement:	Unfinished, Poured Concrete, Full, Drain Tiled, Drainage S Exterior: Shakes, Brick/Stone, Cement Board					
Roof:	Asphalt Shingles, Pitched, Age 8 Years or Less Fencing:					
Amenities-Unit:	Porch, Kitchen Center Island, Vaulted Ceiling(s), Ceiling Fan(s), Hardwood Floors, Tiled Floors, Paneled Doo					
Parking Char:	Attached Garage, Insulated Garage, Driveway - Concrete, Garage Door Opener					
Shared Rooms:	Special Search: Main Floor Bedroom, 3 BR on One Level, All Living Facilities on One Level, Main Floor Laundry					

Buyer Broker Comp: 2.7 %

Sub-Agent Comp: 0 %

Facilitator Comp: 0 %

Variable Rate: N

List Type: Exclusive Right

Owner is an Agent?: No

In Foreclosure?: No

Lender Owned?: No

Potential Short Sale?: No

Listing Agent: James Stiller 763-218-6641

Co-List Agent: Erica Stiller 763-218-6640

Listing Office: Keller Williams Classic Realty

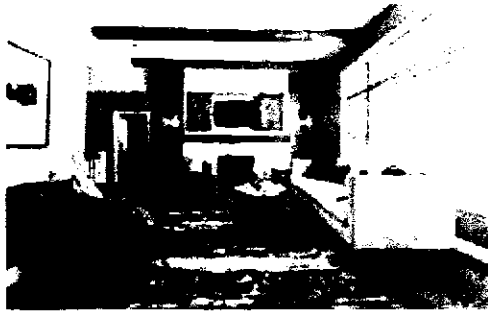
Appt Phone: Use ShowingTime

Office Phone: 763-746-4900

This Report Prepared By: Keith B. Swanson 612-770-4337

4/10/2020

Property Short Report, Single Family Residential, MLS#: 5004732

4724 Williston Road, Minnetonka, MN 55345-**TAX INFORMATION**

Property ID: **2811722120031**
 Tax Year: **2017**
 Tax Amt: **\$3,577.00**
 Assess Bal: **\$0.00**
 Tax w/assess: **\$3,577.00**
 Assess Pend: **Unknown**
 Homestead: **Yes**

Status: **Sold**List Price: **\$999,000**Sold Price: **\$970,000**Original List Price: **\$1,250,000**Map Page: **118**Map Coord: **D2**Directions: **Highway 7, Right to Williston Rd**Year Built: **2018**Bedrooms: **4**Total Baths: **4** Lake/WF:Garage: **3** Lake/WF Name:Const Status: **Completed New Construction**

Fire #:

Style: **(SF) Single Family**Stories: **1 Story**Above Ground Finished SqFt: **2,453**Foundation Size: **2,117**Acres: **0.62**Below Ground Finished SqFt: **2,117**Total Finished SqFt: **4,570**Lot Size: **180x331**List Date: **9/14/18**Received By MLS: **9/18/18**Days On Market: **34**CDOM: **34**

Off Market Date:

06/06/2019Date Closed: **7/8/19**Selling Agent: **Steven M. Schmitz**

Projected Close Date:

7/8/19Seller's Contrib: **\$0**Selling Office: **Coldwell Banker Burnet**

Legal Description:

LOT 002 BLOCK 001 SEMRUD 1ST ADDN

County:

HennepinSchool District: **270 - Hopkins, 952-988-4000**

Complex/Dev/Sub:

Common Wall: **No**

Restrictions/Covts:

Lot Description:

Agent Remarks:

Please direct all questions & offers to Chris Briner at 612-790-3463 or chris@hergggroup.com

Room	Level	Dimen	Other Rooms	Level	Dimen	
Living Rm			Great Room	Main	19x14	Heat: Forced Air
Dining Rm	Main	13x12	Office	Main	14x12	Fuel: Natural Gas
Family Rm	Lower	29x17	Media Room	Lower	25x23	Air Cnd: Central
Kitchen	Main	14x12				Water: City Water/Connected
Bedroom 1	Main	14x17				Sewer: City Sewer/Connected
Bedroom 2	Main	14x13				Garage Stalls: 3
Bedroom 3	Main	14x13				Other Parking:
Bedroom 4	Lower	16x14				Pool:
			Bathrooms			
			Total: 4	3/4: 0	1/4: 0	
			Full: 4	1/2: 0		

Bath Description:

Dining Room Desc:

Family Room Char:

Fireplaces: **1**

Fireplace Characteristics:

Basement:

Finished (Livable), Day/Lookout WindowsExterior: **Fiber Board**

Amenities-Unit:

Parking Char:

Attached Garage

Completion Date:

1/31/19

Lot Price:

Low Price Range:

High Price Range:

Buyer Broker Comp: **2.7 %**Sub-Agent Comp: **0 %**Facilitator Comp: **0 %**

Variable Rate:

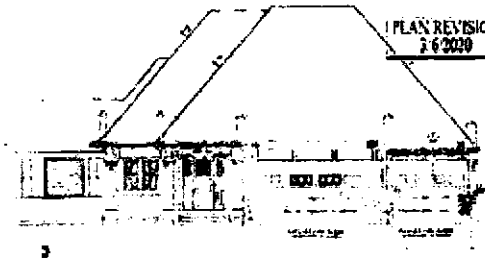
NList Type: **Exclusive Right**Owner is an Agent?: **No**In Foreclosure?: **No**Lender Owned?: **No**Potential Short Sale?: **No**Listing Agent: **Christopher Briner 612-790-3463**

Co-List Agent:

Listing Office: **Keller Williams Classic Rlty NW**Appt Phone: **Use ShowingTime**Office Phone: **763-463-7500**This Report Prepared By: **Keith B. Swanson 612-770-4337**

4/10/2020

Property Short Report, Single Family Residential, MLS#: 5540009

3698 Highcroft Court, Minnetonka, MN 55345**TAX INFORMATION**

Property ID: 1611722440100

Tax Year: 2020

Tax Amt: \$0.00

Assess Bal: \$0.00

Tax w/assess: \$0.00

Assess Pend: Unknown

Homestead: No

Year Built: 2020

Bedrooms: 3

Total Baths: 3 Lake/WF:

Garage: 3 Lake/WF Name:

Const Status: Under Construc/Spec Homes

Status: Pending

List Price: \$1,311,555

Original List Price: \$1,311,555

Map Page: 118

Map Coord: E1

Directions: Orchard Road to Highcroft Court

Style: (SF) Single Family

Stories: 1 Story

Fire #:

Above Ground Finished SqFt: 2,411

Foundation Size: 2,411

Acres: 0.49

Below Ground Finished SqFt: 1,766

Total Finished SqFt: 4,177

Lot Size: Irregular

List Date: 3/20/20

Received By MLS: 3/20/20

Days On Market: 0

CDOM: 0

Off Market Date: 03/20/2020

Date Closed:

Selling Agent: Jeffrey Holmers

Projected Close Date: 9/30/20

Seller's Contrib:

Selling Office: Keller Williams Premier Realty Lake

Legal Description: Lot 5, Block 1, Highcroft Meadows

County: Hennepin

School District: 270 - Hopkins, 952-988-4000

Complex/Dev/Sub: Highcroft Meadows

Common Wall: No

Restrictions/Covts: Mandatory Owners Assoc

Lot Description:

Association Fee: \$350.00 Association Fee Frequency: Monthly

Assoc Fee Includes: Snow/Lawn Care, Outside Maintenance, Professional Mgmt

Agent Remarks: SOLD BEFORE PRINT

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:
Living Rm	Main	20 X 18	Sun Room	Main	16 X 14	Forced Air
Dining Rm	Main	14 X 8	Study	Main	11 X 8	Fuel: Natural Gas
Family Rm	Lower	19 X 18	Deck	Main	12 X 12	Air Cnd: Central
Kitchen	Main	16 X 15	Office	Lower	14 X 13	Water: City Water/Connected
Bedroom 1	Main	17.8 X 14	Bathrooms			Sewer: City Sewer/Connected
Bedroom 2	Lower	15 X 12	Total: 3	3/4: 1	1/4: 0	Garage Stalls: 3
Bedroom 3	Lower	13 X 11	Full: 1	1/2: 1		Other Parking:
Bedroom 4						Pool:
Bath Description:	Main Floor Full Bath, Private Master, Full Master, Walk-In Shower, Basement, Separate Tub & Shower, 3/4 Ba					
Dining Room Desc:	Informal Dining Room, Eat In Kitchen Family Room Char: Lower Level					
Fireplaces: 2	Fireplace Characteristics: Living Room, Family Room, Gas Burning					
Appliances:	Range, Cooktop, Wall Oven, Microwave, Exhaust Fan/Hood, Dishwasher, Refrigerator, Freezer, Washer, Dryer, Tankless Water Heater, Water Softener - Owned, Gas Water Heater					
Basement:	Full, Finished (Livable), Day/Lookout Windows, Egress Wi Exterior: Brck/Stone, Cement Board					
Amenities-Unit:						
Parking Char:	Attached Garage, Garage Door Opener					
Shared Rooms:	Special Search: Main Floor Bedroom, All Living Facilities on One Level					

Completion Date: 9/30/20

Lot Price:

Low Price Range:

High Price Range:

Buyer Broker Comp: 2.7 %

Sub-Agent Comp: 0 %

Facilitator Comp: 0 %

Variable Rate: N

List Type: Exclusive Right

Owner is an Agent?: No

In Foreclosure?: No

Lender Owned?: No

Potential Short Sale?: No

Listing Agent: Jeffrey Holmers 612-998-4010

Co-List Agent:

Listing Office: Keller Williams Premier Realty

Appt Phone:

Office Phone: 952-475-0111

This Report Prepared By: Keith B. Swanson 612-770-4337

☐ 6112 Clarion Pass, Minnetonka, MN 55343

Listing

 Property Full Display, Single Family Residential, MLS #: **5025504** Type: **For Sale**
☐ **6112 Clarion Pass, Minnetonka MN 55343-8075**

 Status: **Sold** List Price: **\$899,900** Sold Price: **\$815,000** Original List Price: **\$899,900**
 Seller Cont: **\$**


1 / 44 Welcome to Clarion Hills. A wonderful community of ...


 Map Page: **119** Map Coord: **B4**
 Directions:
Shady Oak Road West on Bren Road South on Old Bren Road to Clarion Pass.
 (Click icon for Virtual Earth Map)

 Total Bed/Bath: **5/ 6** Garage: **3** Year Built: **2008**
 Style: **(SF) Single Family**
 Stories: **2 Stories**
 Const Status: **Previously Owned**
 Foundation Size: **1,725**
 AbvGrdFinSqFt: **4,023**
 BelGrdFinSqFt: **1,600**
 Total Fin SqFt: **5,623**
 Acres: **0.55**
 Lot Size: **100x156x181x269**
 Yearly/Seasonal: **Yearly**
 List Date: **11/20/2018** Received By MLS: **11/30/2018**
 Off Market Date: **02/03/2019** Selling Agent: **Michael B. Wasem Jr.**
 Date Closed: **02/22/2019** Selling Office: **Edina Realty, Inc.**

TAX INFORMATION

 Property ID: **3511722440012** [Short Format](#)
 Tax Year: **2018**
 Tax Amt: **\$13,150**
 Assess Bal: **\$**
 Tax w/assess: **\$13,150**
 Assess Pend: **No**
 Homestead: **Yes**

 Days On Market: **62** PDOM: **62** CDOM: **62** [History](#)

General Property Information

 Legal Description: **LOT 008 BLOCK 001 CLARION HILLS**
 County: **Hennepin**
 Postal City: **Minnetonka**
 School District: **270 - Hopkins, 952-988-4000**
 Section/Township/Range: **35/117/22**
 Rental License Y/N: **No**
 Manufactured Home?: **No**
 Complex/Dev/Sub: **Clarion Hills** Common Wall: **No**
 Lot Description: **Tree Coverage - Medium**
 Assoc Mgmt Comp: **First Service Residential**
 Association Fee: **\$160**
 Assoc Fee Includes: **Snow/Lawn Care**
 Road Frontage: **City, Paved Streets**
 Zoning: **Residential-Single**

 Assoc Mgmt Co Phone #: **952-988-4000**
 Assoc Fee Frequency: **Monthly**

 Accessibility: **None**

Remarks

 Agent Remarks: **Prairie style home with numerous custom designs & no details left out. 8 foot panel doors throughout. TONS of storage and flex rooms. Walk out to a fabulous backyard with pool, patio & porch. Stunning west views and sunsets from the master suite. Upper level includes 4 bedrooms, Jack & Jill bath and another en suite perfect for the nanny or in-laws. Upper level flex room and tons of closets.**

 Public Remarks: **Sensational Prairie Style combines architecture & craftsmanship. Great for entertaining w/its open main floor. A full wall of windows draws you to the backyard w/fabulous pool & patio. Upper level boasts 4BDs, laundry & a flex room. Unbelievable west views(think sunsets) from the master suite. Walk out LL also designed for entertaining. Fabulous home built without compromise includes 8 ft panel doors, hardwood floors, granite, additional bathrooms, mudroom & immeasurable closet & storage space.**

Structure Information

Room	Level	Dimen	Other Rooms	Level	Dimen	Heat:	Forced Air, In-Floor Heating
Living Rm	Main	20x15	Fifth (5th) Bedroom	Lower	13.6x12.7	Fuel:	Natural Gas
Dining Rm	Main	14x11.9	Flex Room	Upper	15.7x11	Air Cond:	Central
Family Rm	Main	14x12.4	Family Room	Lower	30x16	Water:	City Water/Connected
Kitchen	Main	22x15	Laundry	Upper	14x6	Sewer:	City Sewer/Connected
Bedroom 1	Upper	15x15	Foyer	Main	14x12	Garage:	3
Bedroom 2	Upper	14x14.6	Master Bath	Upper	16x10	Oth Prkg:	4
Bedroom 3	Upper	14x14.8				Pool:	Below Ground, Outdoor, Heated
Bedroom 4	Upper	17x12					

Finished Sq Ft	Total Sq Ft	Bathrooms
Abv Grd: 4023	Abv Grd: 4,023	Total: 6 3/4: 2 1/4: 0
Blw Grd: 1600	Main Flr: 2,092	Full: 2 1/2: 2
	Blw Grd: 1,725	
Total: 5,623	Total: 5,748	

Bath Description: **Main Floor 1/2 Bath, Upper Level Full Bath, Upper Level 3/4 Bath, Private Master, Full Master, Bathroom Ensuite, Walk-In Shower, Jack & Jill 3/4, 3/4 Basement, Separate Tub & Shower, Two Master Baths**

Dining Room Desc: **Separate/Formal Dining Room, Informal Dining Room, Eat In Kitchen, Breakfast Area**

Family Room Char: **Main Level, Lower Level, 2 or More, Great Room, Family Room**

Fireplaces: **2** Fireplace Characteristics: **Family Room, Amusement Room, Gas Burning**

Appliances: **Range, Cooktop, Wall Oven, Microwave, Exhaust Fan/Hood, Dishwasher, Refrigerator, Washer, Dryer, Disposal**

Electric: **200 amps, Breakers**

Basement: **Walkout, Full, Finished (Livable), Drain Tiled, Sump Pump, Day/Lookout Windows, Egress Windows, Poured Concrete**

Exterior: **Brick/Stone, Shakes, Cement Board**

Fencing: **Wood, Full**

Roof: **Asphalt Shingles, Age Over 8 Years**

Amenities-Unit: **Deck, Patio, Porch, Natural Woodwork, Hot Tub, Kitchen Center Island, Kitchen Window, Hardwood Floors, Tiled Floors, Paneled Doors, Walk-In Closet, Master BR Walk-In Closet, Wet Bar, Exercise Room, Sun Room, Security System, Indoor Sprinklers, In-Ground Sprinkler**

Parking Char: **Attached Garage, Insulated Garage, Heated Garage, Driveway - Asphalt, Garage Door Opener**

Garage Dimensions: **Garage Sqft: 1,120 Garage Door Height: 8 Garage Door Width: 16**

Special Search: **2nd Floor Laundry, 3 BR on One Level, 4 BR on One Level**

Financial

Cooperating Broker Compensation

Buyer Broker Comp: **2.7 %** Sub-Agent Comp: **0 %** Facilitator Comp: **2.7 %**

Variable Rate: **Y** List Type: **Exclusive Right**

Sale Mortgage Information

Sale Financial Terms: **Conventional**

Sale Loan Amount: **\$**

Seller Contribution: **\$**

Sellers Terms: **DVA, Conventional, Cash**

Assumable Loan: **Not Assumable**

In Foreclosure?: **No**

Lender Owned?: **No**

Potential Short Sale?: **No**

Owner is an Agent?: **No**

Contact Information

Listing Agent: **Shelly R Billiet 612-240-3661**

Listing Office: **Edina Realty, Inc.**

Office Phone: **952-475-2411**

MLS #: **5025504** Address: **6112 Clarion Pass, Minnetonka, MN 55343**

Status is one of 'Active', 'Sold'

Street Name is like 'clarion*'

For Sale or For Rent is 'For Sale'

Ordered by Status, Municipality, List Price

Found 50 results in 0.02 seconds.



City of Minnetonka

Assessing Department

2020 Local Board of Appeal and Equalization

Staff Report



B2

Property Owner(s):

Norman V. Korn
Bonnie M. Korn

Property Address:

6075 Clarion Pass

PID #:

35-117-22-44-0017

Market Value

Assessment Year 2020

\$884,300

Assessment Year 2019

\$800,000

Assessment Year 2018

\$847,600

Sale:

May 4, 2017 - 260,000 (01 - Warranty Deed)

Assessor Recommendation:

\$884,300

Appraiser:

Last Inspection Date:

EMK

August 6, 2019

Comments:

Staff completed a review of the property. After the review, staff looked at comparable sales and recommended no change to the 2020 valuation. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.

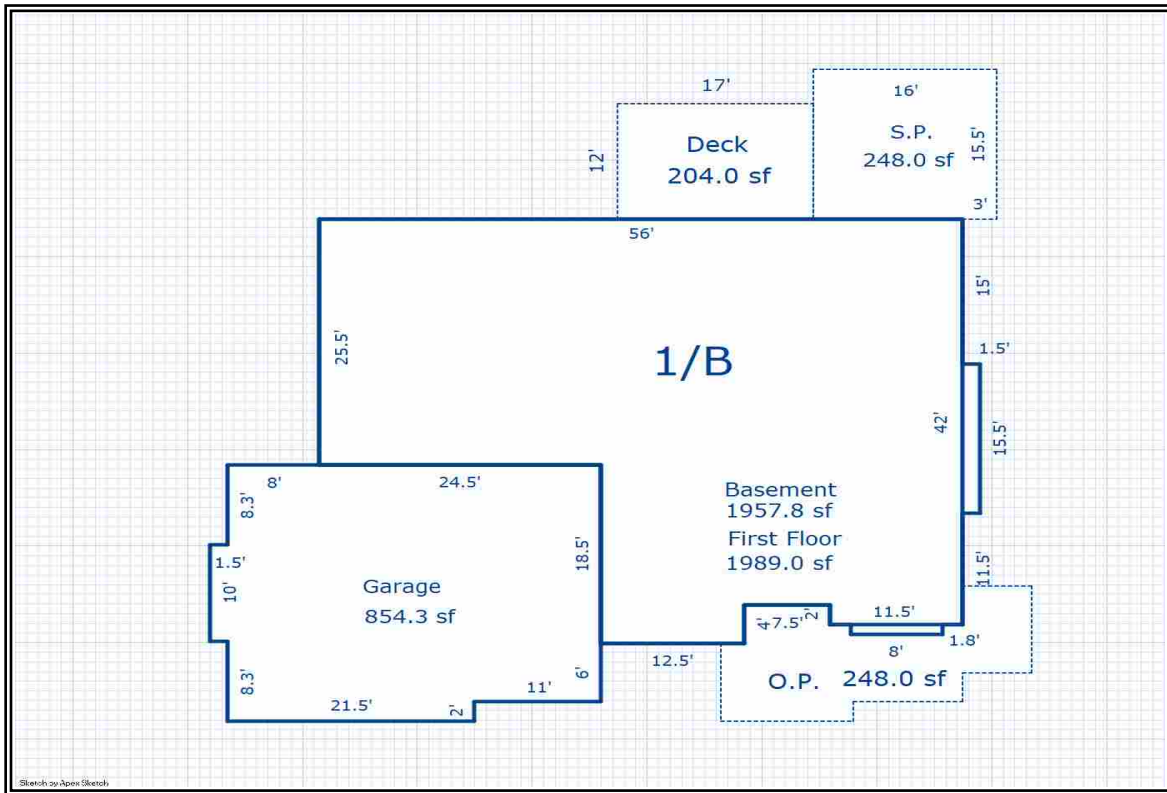
Subject Data Summary

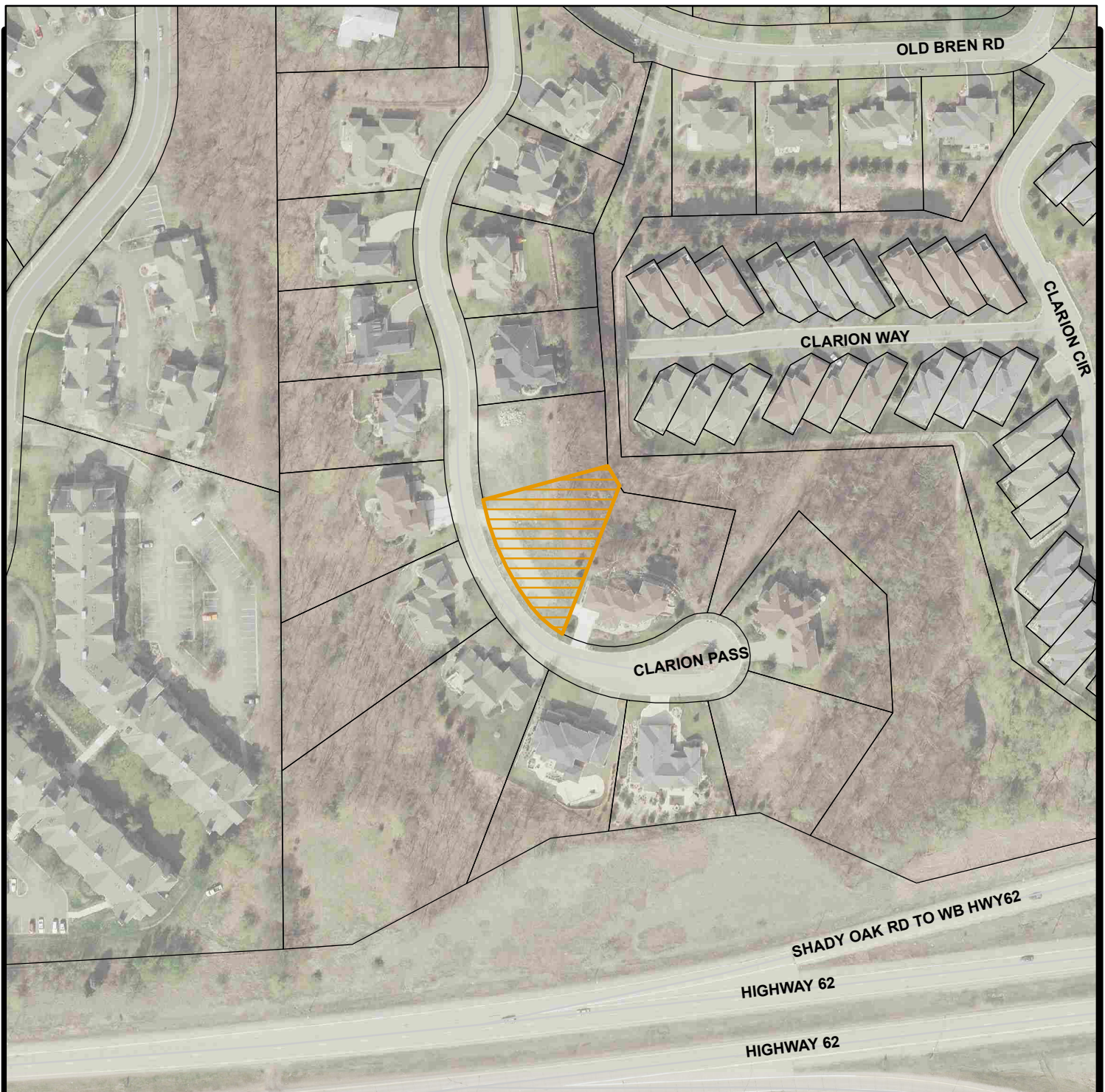
PID #:	35-117-22-44-0017
Property Address:	6075 Clarion Pass Minnetonka, MN 55343
Multiple Address:	No
Lot/Block:	002/002
Addition:	Clarion Hills
Legal(120):	
Owner(s):	Norman V Korn Bonnie M Korn
Property Classification:	Residential - Homestead
2020 EMV:	884,300
2019 EMV:	800,000
2018 EMV:	847,600
Last Sale:	5/4/2017 - 260,000 - Warranty Deed - 01
Lot Size:	17,644 Sq.Ft. / .4 Acres
Zoning:	PUD
Dwelling Type:	Single Family
Style:	One Level/Rambler
Bedrooms:	3
Baths:	4
Actual Year Built:	2017
Gross Building Area:	1,989
Basement Area:	1,958
Bsmt Finished %:	65
Garage #1:	3 Car Attached
Garage #2:	None

Additional Subject Photos



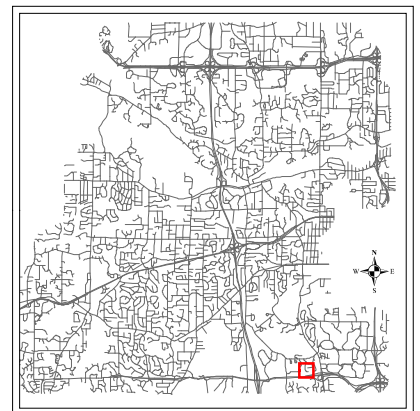
Subject Sketch





2020 Local Board of Appeal And Equalization

Norman Korn
Bonnie Korn
6075 Clarion Pass
35-117-22-44-0017



This map is for illustrative purposes only.

Sales Comparables



Comparable 1



Comparable 2



Comparable 3

Sales Comparables




Comparable 4





Comparable 5

Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	3511722440017	1411722330054	0411722210173	0411722210174
Address	6075 Clarion Pass	3625 Plymouth Rd	102 Barton Ct	98 Barton Ct
Weight			69	
Neighborhood	1903	0007	0025	0025
District	19	07	23	23
Sale Price	\$260,000	\$847,735	\$833,830	\$930,000
Sale Date	05/04/2017	11/25/2019	02/28/2019	11/18/2019
Cash Equivalent		\$847,735	\$833,830	\$930,000
Year / Version	2020 / 1	2020 / 1	2019 / 1	2020 / 1
Price Per Sq. Ft.	\$130.72	\$496.04	\$516.30	\$557.55
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	One Level/Rambler	One Level/Rambler	One Level/Rambler	One Level/Rambler
Property Area	17,644	29,290	7,148	10,018
Actual Age	2017	2019	2017	2018
1st Floor Area	1,989	1,709	1,615	1,668
Total GBA	1,989	1,709	1,615	1,668
Finished Area	3,262	2,895	3,069	3,050
Basement Area	1,958	1,694	1,615	1,626
Basement Finished (%)	65%	70%	90%	85%
1st Floor Clear Ht		9.0		
Total Bedrooms	3	3	3	3
Total Bathrooms	4	3	3	2
Garage 1 Floor Area	854	689	588	650
Garage 1 # of Cars	3	3	2	2
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	3	3	2	2
Walkout Type	Standard Walkout			Standard Walkout
Air Conditioning	Central		Central	
Pool Area-Total				
Fireplaces	2	1	2	2
Deck Area-Total	204		148	163
Porches	496		95	110
Dormer Length				
River				
Lake				
Influences				

Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 4</u>	<u>Comparable 5</u>
			
PID	3511722440017	0411722210185	2311722120051
Address	6075 Clarion Pass	15481 Legacy Oaks Tr	3904 Cottage La
Weight		76	
Neighborhood	1903	0025	0613
District	19	23	06
Sale Price	\$260,000	\$928,697	\$1,027,936
Sale Date	05/04/2017	07/12/2019	01/08/2019
Cash Equivalent		\$928,697	\$1,027,936
Year / Version	2020 / 1	2020 / 1	2019 / 1
Price Per Sq. Ft.	\$130.72	\$492.42	\$544.75
Dwelling Type	Single Family	Single Family	Single Family
Style	One Level/Rambler	One Level/Rambler	One Level/Rambler
Property Area	17,644	6,341	26,161
Actual Age	2017	2015	2018
1st Floor Area	1,989	1,886	1,887
Total GBA	1,989	1,886	1,887
Finished Area	3,262	3,678	3,302
Basement Area	1,958	1,886	1,887
Basement Finished (%)	65%	95%	75%
1st Floor Clear Ht			
Total Bedrooms	3	3	4
Total Bathrooms	4	3	3
Garage 1 Floor Area	854	752	
Garage 1 # of Cars	3	2	
Garage 1 Placement	Attached	Attached	
Total # of Cars	3	2	
Walkout Type	Standard Walkout	Standard Walkout	
Air Conditioning	Central	Window	Central
Pool Area-Total			
Fireplaces	2	2	
Deck Area-Total	204	182	
Porches	496	337	
Dormer Length			
River			
Lake			
Influences			

Comp Grid	
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Item	Subject		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5					
PID	3511722440017		1411722330054		0411722210173		0411722210174		0411722210185		2311722120051					
Address	6075 Clarion Pass		3625 Plymouth Rd		102 Barton Ct		98 Barton Ct		15481 Legacy Oaks Tr		3904 Cottage La					
Date of Sale			11/25/2019		02/28/2019		11/18/2019		07/12/2019		01/08/2019					
Sale Price			\$847,735		\$833,830		\$930,000		\$928,697		\$1,027,936					
Cash Equivalent			\$847,735		\$833,830		\$930,000		\$928,697		\$1,027,936					
Price/SF			\$496.04		\$516.30		\$557.55		\$492.42		\$544.75					
Adjustments				+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.				
Time (Months)	-----		2	3,674	11	19,873	2	4,030	6	12,073	12	26,726				
Location																
Site Size																
Style	One Level/Rambler		One Level/Rambler		One Level/Rambler		One Level/Rambler		One Level/Rambler		One Level/Rambler					
Quality Class	Above Average		Above Average		Above Average		Above Average		Above Average		Above Average					
Age	2017		2019		2017		2018		2015		2018					
Effective Age	2017		2019		(3,000)		2017		2018		(1,500)					
Bedroom +	BR's	Bath	BR	Bth		BR	Bth		BR	Bth		BR	Bth			
Bathroom Count	3	4	3	3	7,500	3	3	7,500	3	2	15,000	3	3	7,500		
GBA	1,989		1,709		19,600	1,615		26,180	1,668		22,470	1,886		7,210	1,887	7,140
Basement Area	1,958		1,694		2,640	1,615		3,430	1,626		3,320	1,886		720	1,887	710
Basement Finish	65%		70%		2,607	90%		(5,424)	85%		(3,282)	95%		(15,570)	75%	(4,277)
Walkout	Standard Walkout				10,000			10,000	Standard Walkout		0	Standard Walkout		0		10,000
Garage Type	Attached		Attached			Attached			Attached			Attached			Attached	
Garage Stalls	3		3		0	2		10,000	2		10,000	2		10,000	3	
Deck(s)	204					148			163			182				
Porch(es)	496					95			110			337				
Fireplaces	2		1		7,500	2		0	2		0	2		0	0	
Other																
Gross Adjustment %					7%		10%		6%		6%		6%		7%	
Net Adjustment%					6%		9%		5%		3%		3%		6%	
Net Adjustment					\$50,521		\$71,559		\$50,038		\$24,933		\$24,933		\$61,300	
Indicated Value					\$898,256		\$905,389		\$980,038		\$953,630		\$953,630		\$1,089,236	

Comments and analysis of Comps	

Indicated value or range	
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	\$884,300
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2020 Local Board of Appeal and Equalization

B3

Sakya Dama

Vandana Gorjala

11444 Oberlin Rd

02-117-22-11-0054



2020 Assessed Value: \$929,900

Recommendation: \$860,000

This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.

2020 Minnetonka LBAE Advisor Appeal Review

Appeal: B3 **Advisor:** Ann & Tim
Address: 11444 Oberlin Rd
PID: 02-117-22-11-0054 **Owner:** Sakya Dama
Last Sale Date: 11/2/2017 **Last Sale Price:** \$830,000

Inspection Information:

Date: 4/10/2020 **Arrival:** Drive by **Departure:**
Property Owners Present:

Property Information

Physical Characteristics and Condition:

upgraded newer story with appealing floorplan and many fine finishes and amenities.

Property Owner Information

Comments:

Owners Opinion of Value for January 2, 2020:

\$830,000

Advisor's Findings

Market Comments: 295 Whiteg;
2981 Tonka Trail has Lake Mtka dock slip, so that was
208 Park Ln nearby is a fair comp, similar in size and location, however lacks the higher appeal and finiishs.

Comparable Properties

Address:	12017 Ridgemount Avenue W	Comments:	Comp is infill new construction
Status:	sold 10/10/2019		Similar setting
	904,400		
Address:	418 Emerald Trail, Minnetonk	Comments:	Comp has suspected moisture intrusio
Status:	sold, 11/21/2019		in lower level, and stucco concerns
Price:	738,000		so price discounts were given.
Address:	25 Orchard Ln, Plymouth	Comments:	
Status:	10/8/2019		
Price:	830,000		

Advisor's Opinion of Value

Estimated Market Value for January 2 ,2020:

\$929,900

Advisor's Recommendation of Value for January 2, 2020:

\$860,000

Reviewed by:

Date:

City of Minnetonka

Assessing Division

2020 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd

Minnetonka, MN 55345

Phone: 952.939.8220

Fax: 952.939.8244

Email: assessor@minnetonkamn.gov

We request you return this form to the City of Minnetonka Assessing Division by March 27, 2020. By submitting this application, your appeal will be entered into the record. It is **not required** to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

Office Use Only:

Date Returned _____

Received via _____

Date Withdrawn _____

Withdrawn via _____

Dist _____

Nbhd _____

Appraiser _____

Date _____

Daytime number _____

Owners Name(s) _____

Alternate number _____

Address _____

City _____ State _____ Zip Code _____ Email _____

Property ID# _____

Purchase Date _____

Property Address _____

Purchase Price _____

2020 Estimated Market Value as it appears on Notice of Valuation _____

Additions, Renovations, or
Improvements since purchase

Cost of Improvements since purchase _____

Owner's Opinion of Estimated
Market Value as of January 2, 2020 _____

What are the reasons or
documentation supporting
the owner's opinion of
market value? (Please
attach supporting
documentation)

I Do_____, Do not_____, wish to make a personal appearance.

Signature of Applicant

Date _____

House Address	Year Built	School District	Seller Listed Value in \$\$ and date	Purchased value in \$\$ and date	Comments
11444 Oberlin Road, Minnetonka, MN	2013	Hopkins School District	850,000 on 11/01/2017	830,000 on 11/02/2017	Purchased by Current resident i.e myself
208 Park Lane S, Minnetonka, MN	2007	Hopkins School District	925,000 on 8/1/2018	785,000 on 5/31/2019	House had lots of upgrades that justifies the price but was unable to sell at the asking price and finally sold for 785,000. This neighborhood home prices in the 850,000+ value is on the very highend. Considering this is the house within a few feet of my house and similar construction and finish, the house could not be sold close to asking price. This is the best for comparison of both value and location of the house.
295 White Gate Lane, Wayzata, MN	2002	Wayzata School District	1,225,000 on 1/4/2017	980,000 on 1/9/2019	House is built by Lecy who are one of the premium Custom builders. We actually toured this home prior to buying our current home. The indoor and outdoor finishes and amenities of this house are more upscale compared to the house we finally purchased. The house is 10 minutes walk to Wayzata downtown and in a neighborhood with homes of similar value. That adds a premium to the value of the house too. The house is not a valid comparison to our house based on price, location and features.
2981 Tonka Tr, Wayzata, MN	1969	Wayzata School District	780,000 on 3/20/2019	PAID more than the asking price. 865,000 on 6/5/2019	This house has 3300 SFT and was built in 1969 with 4 bed, 3 bath and 2 car parking spaces. The tax value of this house is 524,000 in 2019. Looking at the history of the house and the value it was sold, this is the price paid for the lot, location and the Wayzata school district. This is in Wayzata township and enclosed by homes on Lake Minnetonka bay. So this home built in 1969 cannot be compared to a home on Oberlin Road bult in 2013.
15800 WoodKnoll Lane, Minnetonka, MN	2006	Wayzata School District	1,150,000 on 9/8/2018	963,000 on 6/13/2019	This house is in the west side of HWY 494 sorrounded by a mixed value homes. As noted the house was listed at 1.15 Million and sold for 963K. We cannot compare this home to the house on Oberlin Road that was listed for 850,000 and sold for 830,000. Our house has much lesser value for both land and house value.



City of Minnetonka

Assessing Department

2020 Local Board of Appeal and Equalization

Staff Report



B3

Property Owner(s):

Sakya Dama
Vandana Gorjala

Property Address:

11444 Oberlin Rd

PID #:

02-117-22-11-0054

Market Value

Assessment Year 2020

\$929,900

Assessment Year 2019

\$850,000

Assessment Year 2018

\$850,000

Sale:

October 26, 2017 - 830,000 (01 - Warranty Deed)

Assessor Recommendation:

\$929,900

Appraiser:

Last Inspection Date:

EMK

October 19, 2015

Comments:

Staff completed a review of the property. After review, staff looked at comparable sales and recommended no change to the 2020 valuation. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.

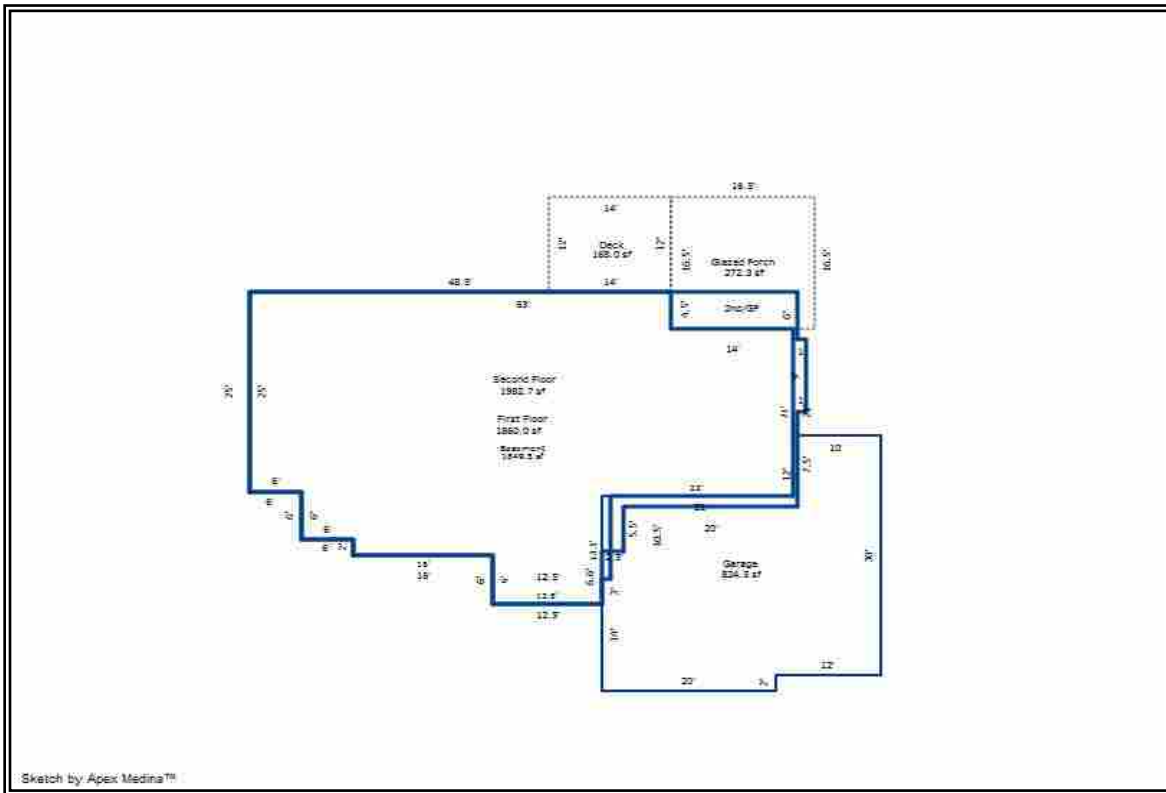
Subject Data Summary

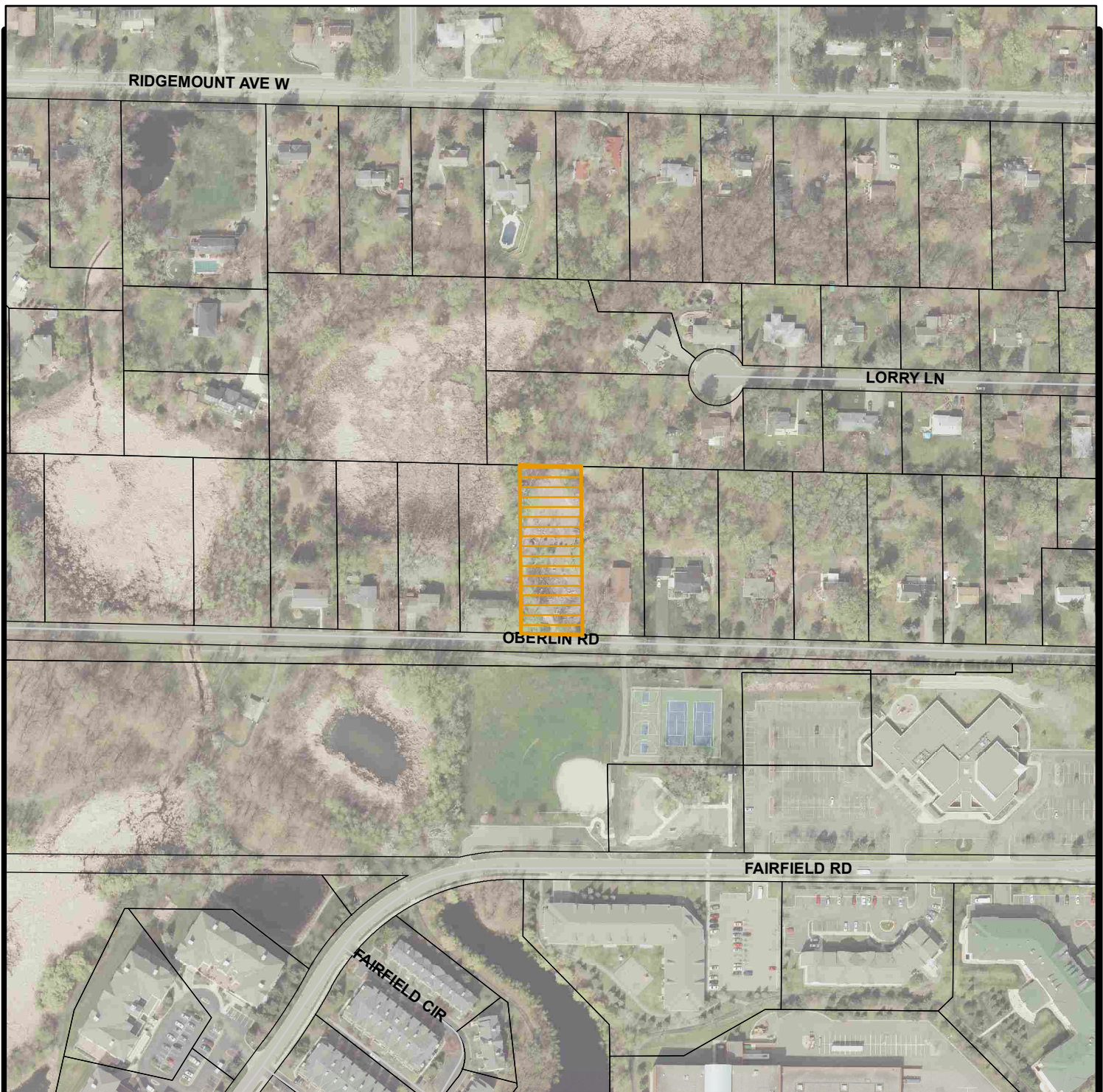
PID #:	02-117-22-11-0054
Property Address:	11444 Oberlin Rd Minnetonka, MN 55305
Multiple Address:	No
Lot/Block:	000/000
Addition:	Unplatted 02 117 22
Legal(120):	E 108 FT OF W 1606 FT OF S 20 RODS OF N 60 RODS OF NE 1/4 EX ROAD
Owner(s):	Sakya Dama Vandana Gorjala
Property Classification:	Residential - Homestead
2020 EMV:	929,900
2019 EMV:	850,000
2018 EMV:	850,000
Last Sale:	10/26/2017 - 830,000 - Warranty Deed - 01
Lot Size:	32,076 Sq.Ft. / .73 Acres
Zoning:	R-1
Dwelling Type:	Single Family
Style:	Two Story
Bedrooms:	5
Baths:	5
Actual Year Built:	2013
Gross Building Area:	3,843
Basement Area:	1,850
Bsmt Finished %:	75
Garage #1:	3 Car Attached
Garage #2:	None

Additional Subject Photos



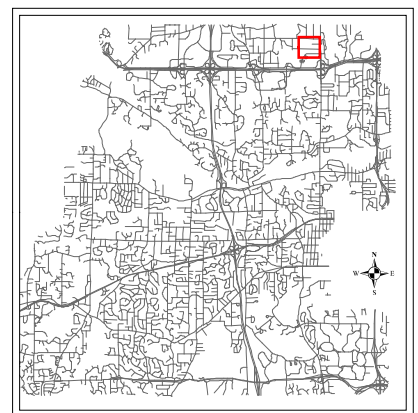
Subject Sketch





2020 Local Board of Appeal And Equalization

Sakya Dama
Vandana Gorjala
11444 Oberlin Rd
02-117-22-11-0054



This map is for illustrative purposes only.

Sales Comparables



Comparable 1




Comparable 2



Comparable 3

Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	0211722110054	0511722110071	1711722110024	1611722330003
Address	11444 Oberlin Rd	295 Whitegate La	2981 Tonka Tr	15800 Wood Knoll La
Weight		88	80	76
Neighborhood	0001	0105	0906	0840
District	01	01	09	08
Sale Price	\$830,000	\$980,000	\$865,000	\$963,000
Sale Date	10/26/2017	09/27/2019	05/29/2019	05/31/2019
Cash Equivalent		\$980,000	\$862,000	\$963,000
Year / Version	2020 / 1	2020 / 1	2020 / 1	2020 / 1
Price Per Sq. Ft.	\$215.98	\$266.45	\$228.10	\$269.07
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	32,076	17,395	23,549	40,657
Actual Age	2013	2002	1969	2006
1st Floor Area	1,860	2,020	1,609	1,713
Total GBA	3,843	3,678	3,779	3,579
Finished Area	5,231	4,830	4,647	4,692
Basement Area	1,850	1,536	1,240	1,484
Basement Finished (%)	75%	75%	70%	75%
1st Floor Clear Ht				
Total Bedrooms	5	4	4	5
Total Bathrooms	5	5	4	6
Garage 1 Floor Area	824	822	1008	936
Garage 1 # of Cars	3	3	3	3
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	3	3	3	3
Walkout Type	Standard Walkout	Standard Walkout		
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	2	3	3	2
Deck Area-Total	168	238	560	
Porches	464	224		496
Dormer Length				
River				
Lake			Libbs Lake	
Influences			Water Influence	

Comp Grid	
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Item	Subject		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5			
PID	0211722110054		0511722110071		1711722110024		1611722330003							
Address	11444 Oberlin Rd		295 Whitegate La		2981 Tonka Tr		15800 Wood Knoll La							
Date of Sale			09/27/2019		05/29/2019		05/31/2019							
Sale Price			\$980,000		\$865,000		\$963,000							
Cash Equivalent			\$980,000		\$862,000		\$963,000							
Price/SF			\$266.45		\$228.10		\$269.07							
Adjustments				+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		
Time (Months)	-----		4	8,493	8	14,941	8	16,692						
Location														
Site Size					Water Influence	(50,000)								
Style	Two Story		Two Story		Two Story		Two Story							
Quality Class	Above Average		Above Average		Above Average		Above Average							
Age	2013		2002		1969		2006							
Effective Age	2013		2005		12,000		2010		4,500					
Bedroom +	BR's	Bath	BR	Bth		BR	Bth		BR	Bth				
Bathroom Count	5	5	4	5	0	4	4	7,500	5	6	(7,500)			
GBA	3,843		3,678		11,550		3,779		4,480		3,579		18,480	
Basement Area	1,850		1,536		3,140		1,240		6,100		1,484		3,660	
Basement Finish	75%		75%		7,065		70%		15,585		75%		8,235	
Walkout	Standard Walkout		Standard Walkout		0		10,000		10,000					
Garage Type	Attached		Attached				Attached		Attached					
Garage Stalls	3		3		0		3		0					
Deck(s)	168		238				560							
Porch(es)	464		224						496					
Fireplaces	2		3		(7,500)		3		(7,500)		2		0	
Other														
Gross Adjustment %				5%		14%		7%						
Net Adjustment%				4%		1%		6%						
Net Adjustment				\$34,748		\$5,606		\$54,067						
Indicated Value				\$1,014,748		\$867,606		\$1,017,067						

Comments and analysis of Comps	

Indicated value or range	
--------------------------	--

	\$929,900
--	-----------



2020 Local Board of Appeal and Equalization

B5

Irina Pelutis

Valery Gorodnichev

15010 Tammer La

04-117-22-43-0022



2020 Assessed Value: \$832,000

Recommendation: \$800,000

This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.

2020 Minnetonka LBAE Advisor Appeal Review

Appeal: B5 Advisor: Larry & Keith
Address: 15010 Tammer La
PID: 04-117-22-43-0022 Owner: Irina Pelutis
Last Sale Date: 9/25/2015 Last Sale Price: \$715,000

Inspection Information:

Date: _____ Arrival: _____ Departure: _____
Property Owners Present: _____

Property Information

Physical Characteristics and Condition:

Average Condition - Standard for most homes in neighborhood. Note - Watched Video of Interior Needs Maintenance.

Property Owner Information

Comments:

Purchased in 2015. Closing tax \$ up to quickly.

Owners Opinion of Value for January 2, 2020:

\$760,000

Advisor's Findings

Market Comments:

Comparable Properties

Address:	Status:	Price:	Comments:
2053 ALORN Circle	Sold 8/19	\$780,000	Built same era, 1988. Both have about .5 acres. This house has 1 more bathroom & 1,000 less square feet.
2104 WINDSONG CIR	Sold 6/18	\$800,000	Both have 2 story, 4 bd rooms on 1 level, .5 acres, Wayzata schools, 1 less bed rm & 450 less square feet.
15101 TAMMER LN	Sold 3/20	\$799,000	This house is pending. Same amount bd & ba rooms w/ all bd rm on 1 level. Sold 7 days.

Advisor's Opinion of Value

Estimated Market Value for January 2, 2020:

\$832,000

Advisor's Recommendation of Value for January 2, 2020:

\$800,000

Reviewed by:

Date:

if Riemann & Swanson 11/11/20

\$800,000

City of Minnetonka

Assessing Division

2020 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd

Minnetonka, MN 55345

Phone: 952.939.8220

Fax: 952.939.8244

Email: assessor@minnetonkamn.gov

Office Use Only:

Date Returned _____

Received via _____

Date Withdrawn _____

Withdrawn via _____

Dist _____

Nbhd _____

Appraiser _____

We request you return this form to the City of Minnetonka Assessing Division by March 27, 2020. By submitting this application, your appeal will be entered into the record. It is **not required** to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

Date 03/27/2020

Daytime number (952)-955-6940

Alternate number (847)-809-3120

Owners Name(s) Valery Gorodnichev, Irina Pelutis

Address 15010 Tammer Ln

City Wayzata State MN Zip Code 55391

Email irinacan@hotmail.com

Property ID# 04-117-22-43-0022

Purchase Date 9/25/2015

Property Address 15010 Tammer Ln, Wayzata, MN

Purchase Price 715,000

832,000

2020 Estimated Market Value as it appears on Notice of Valuation _____

Additions, Renovations, or Improvements since purchase

there were no renovations/improvements for more than last 3 years.

Cost of Improvements since purchase 60,000

Owner's Opinion of Estimated Market Value as of January 2, 2020 760,000

What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)

- square footage of the home is incorrect so all the assessments for last 5 years are higher than they should be.
- there were no home improvements for the last more than 3 years, but yet tax assessment jumped from 603,700 to 832,000 (37%)
- house assessed much higher than neighboring properties. Neighborhood history of sales shows that assessment is too high (documentation attached)

X

I Do _____, Do not _____, wish to make a personal appearance.

03/27/2020

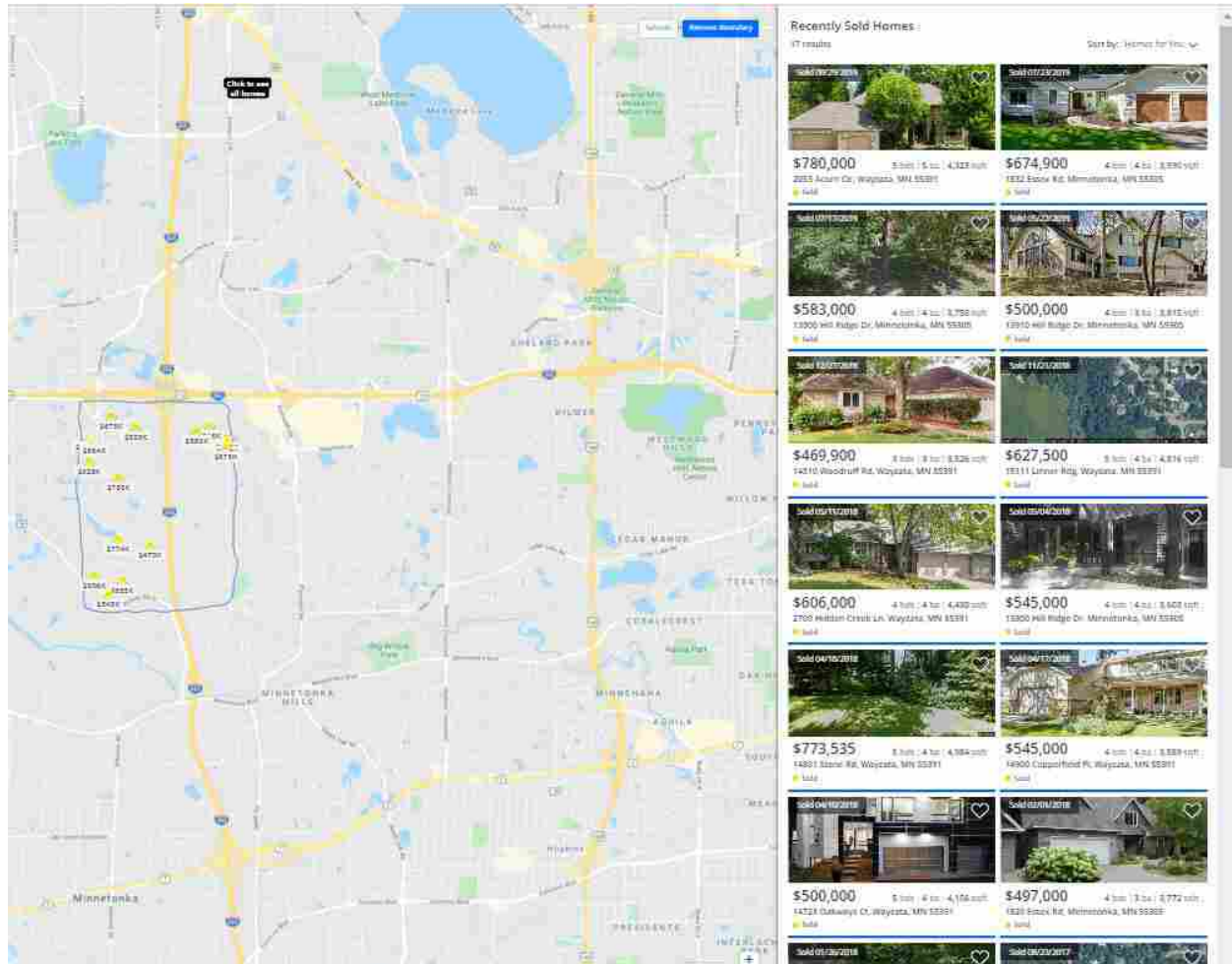
Signature of Applicant

Date

Print Form

1. Recently sold houses in our neighborhood East Wayzata - Minnetonka, houses build from 1980 - 1990, with square footage 3500-5000 sqf. with finished basements

Only 2 of them sold for over \$700,000



Recently Sold Homes

17 results

Sort by: Homes for sale



\$780,000
3 beds • 3 ba • 4,329 sqft
2023 Asher Ct, Wayzata, MN 55391
Sold



\$674,900
4 beds • 4 ba • 3,390 sqft
1832 Bruce Rd, Minnetonka, MN 55305
Sold



\$583,000
4 beds • 4 ba • 3,750 sqft
12500 Hill Ridge Dr, Minnetonka, MN 55305
Sold



\$500,000
4 beds • 3 ba • 3,315 sqft
12710 Hill Ridge Dr, Minnetonka, MN 55305
Sold



\$469,900
3 beds • 3 ba • 3,525 sqft
14111 Woodlark Rd, Wayzata, MN 55391
Sold



\$627,500
3 beds • 4 ba • 4,818 sqft
15111 Limerick Rd, Wayzata, MN 55391
Sold



\$606,000
4 beds • 4 ba • 4,490 sqft
2708 Hudson Creek Ln, Wayzata, MN 55391
Sold



\$545,000
4 beds • 4 ba • 3,603 sqft
13800 Hill Ridge Dr, Minnetonka, MN 55305
Sold



\$773,535
3 beds • 4 ba • 4,064 sqft
14801 Stone Rd, Wayzata, MN 55391
Sold



\$545,000
4 beds • 4 ba • 3,569 sqft
14900 Copperfield Pl, Wayzata, MN 55391
Sold



\$500,000
3 beds • 4 ba • 4,156 sqft
14725 Delawain Ct, Wayzata, MN 55391
Sold



\$497,000
4 beds • 3 ba • 3,772 sqft
1820 Bruce Rd, Minnetonka, MN 55305
Sold



Sold 03/25/2018



Sold 03/25/2017

2. Current value of neighboring houses. Comparing our house to our neighboring homes of approximately same size and year build we can see that our taxes are way higher than average.

15111 Tammer Ln - \$690,000

15011 Tammer Ln — \$719,300

1813 Linner Rd - \$613,400

Officially our house has over 5000 sq ft, but our in home measurement and calculation shows not even 5,000 sq.f even with whole basement.

We don't know official square footages of those houses, we just can see Zillow (for example) info. And according to that information all those houses show less sq. footage that they really have. We know that because we've been in some of them. Our guess is no one count basement as living area, but our hose does.

For example 15111 Tammer Ln was on market in time we were shopping for house. It has the same number of rooms with the same size, it even big enough for "in lows" area. That house was sold in few weeks later for \$650,000. In 4 years their taxes increased for \$1,500(or so) and our house taxes increased for more than \$3,200 in the same time! It is twice more?

3. And our main concern is why our house taxes grow so fast?

We didn't do any fancy renovations. We had huge problem hiring wrong not professional home inspector, who didn't run any single faucet and didn't flash any single toilet. We moved in – nothing was working properly. That was the only reason for kitchen and bathroom works. And our kitchen is not fancy expensive – it's IKEA kitchen. For example when Minnesota winter came we found our sliding doors half in the ice inside the house and found that there are a holes between door and floor and pencil can go between. We had to install new ones, but who can consider it as a remodeling? It's not, it's fixing problems. And that is only one example of many we have.

We paid \$715,000 for our house in 2015. Unfortunately it was based on incorrectly done inspection and even incorrect square footage. It was overpriced and we made a mistake. As a result we got the house with unlivable conditions, and 80% of all our work in the house was not improvements but repairs. We paid for all fixing . We do not see how we should be punished with this with massive increase of our taxes from \$9,000 in 2015 to \$12,000+ in 2019. this math: $(12,000/9,000 * 715,000)$ the should we attempt to sell our house we should get \$953,000 but this is not realistic.

Based on those points, we feel that our taxes were increased unfairly for the last 5 years and we need to appeal to drop the value to it's fair value.



City of Minnetonka

Assessing Department

2020 Local Board of Appeal and Equalization

Staff Report



B5

Property Owner(s): Valery Gorodnichev
Irina Pelutis

Property Address: 15010 Tammer La

PID #: 04-117-22-43-0022

Market Value

Assessment Year	2020	\$832,000
Assessment Year	2019	\$819,700
Assessment Year	2018	\$789,000

Sale: September 25, 2015 - 715,000 (01 - Warranty Deed)

Assessor Recommendation:

\$832,000

Appraiser:

Last Inspection Date:

EMK

March 19, 2018

Comments:

Staff completed a review of the property. After the review, staff looked at comparable sales and recommended no change to the 2020 valuation. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.

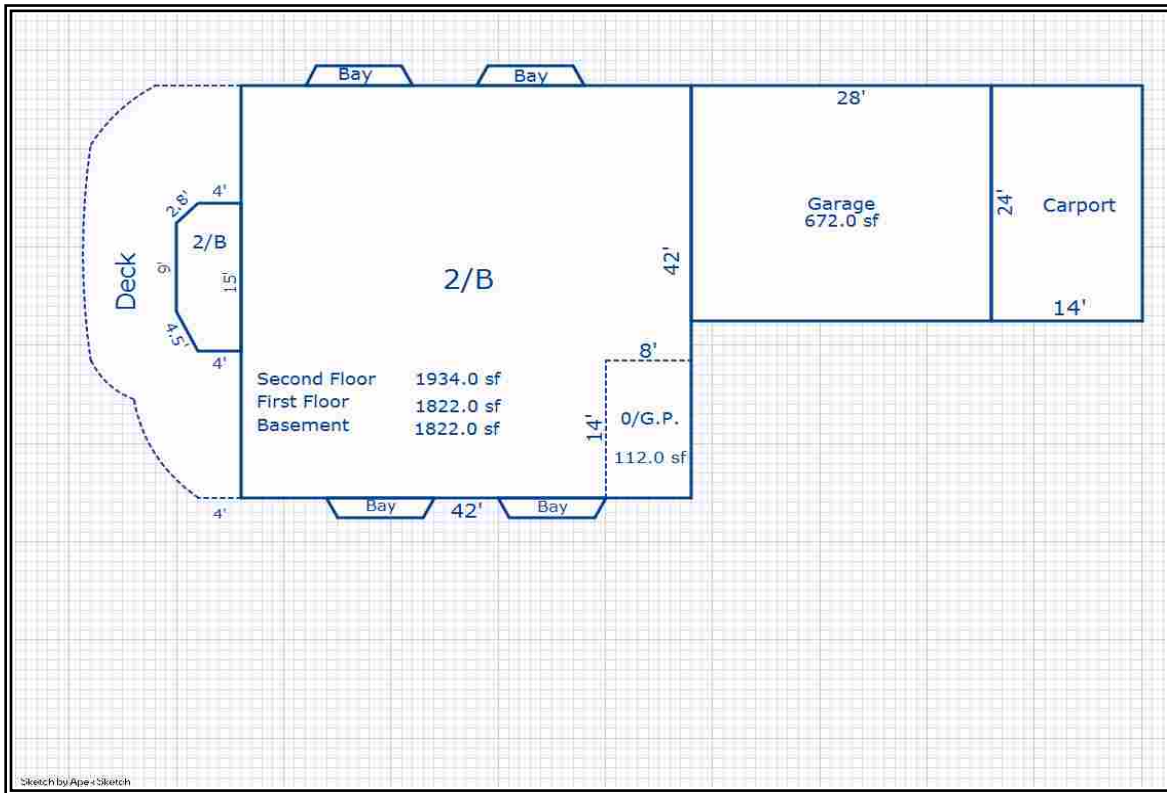
Subject Data Summary

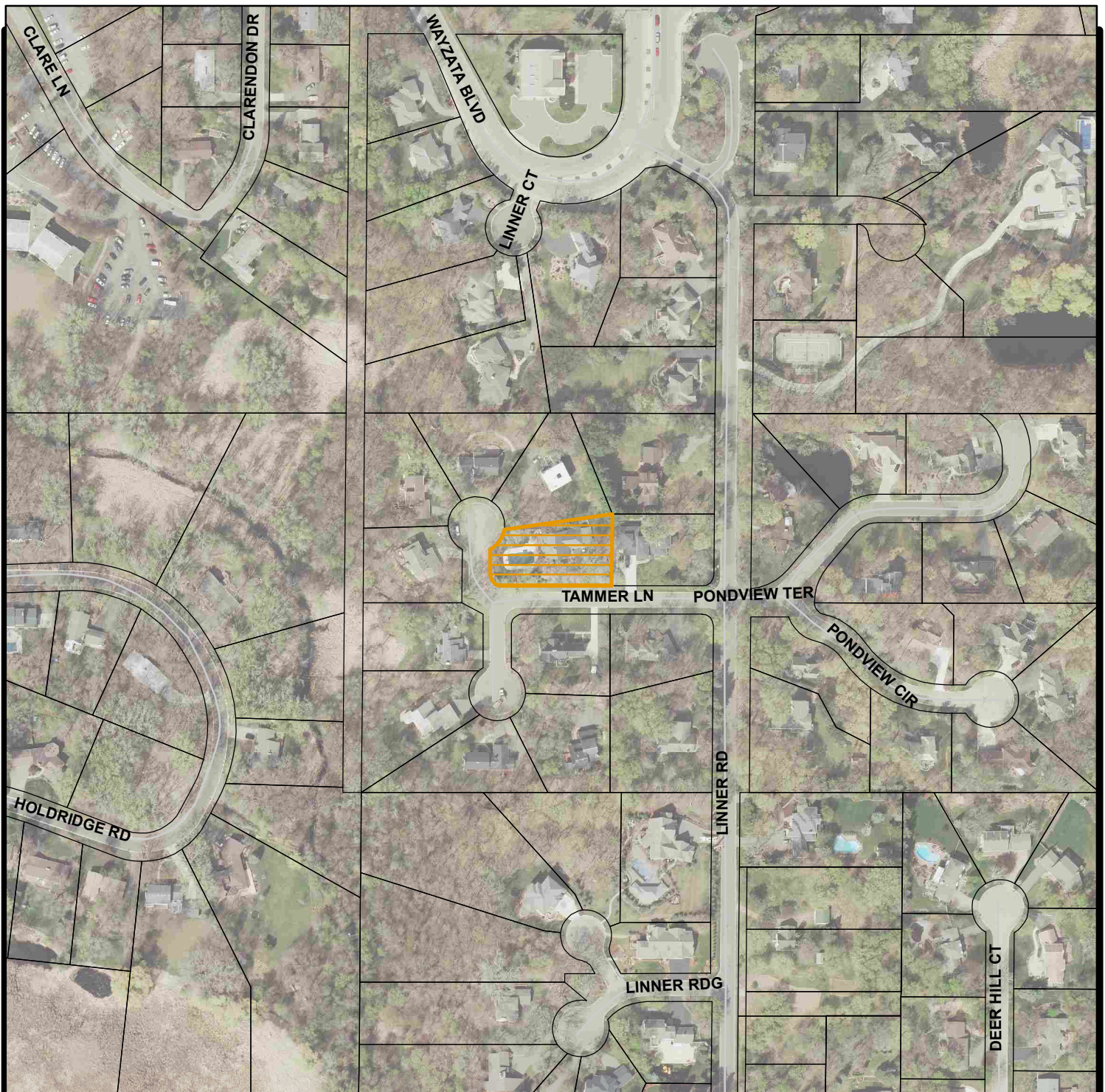
PID #:	04-117-22-43-0022
Property Address:	15010 Tammer La Minnetonka, MN 55391
Multiple Address:	No
Lot/Block:	003/001
Addition:	Fincks Addition
Legal(120):	
Owner(s):	Valery Gorodnichev Irina Pelutis
Property Classification:	Residential - Homestead
2020 EMV:	832,000
2019 EMV:	819,700
2018 EMV:	789,000
Last Sale:	9/25/2015 - 715,000 - Warranty Deed - 01
Lot Size:	23,290 Sq.Ft. / .53 Acres
Zoning:	R-1
Dwelling Type:	Single Family
Style:	Two Story
Bedrooms:	3
Baths:	4
Actual Year Built:	1984
Gross Building Area:	3,644
Basement Area:	1,822
Bsmt Finished %:	90
Garage #1:	2 Car Attached
Garage #2:	None

Additional Subject Photos



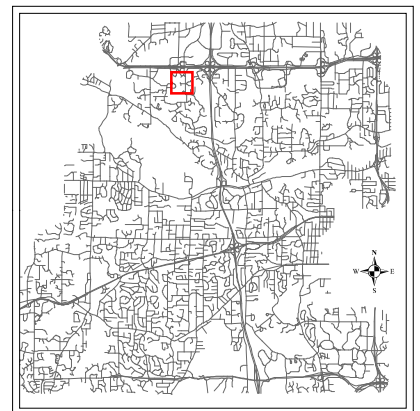
Subject Sketch





2020 Local Board of Appeal And Equalization

Valery Gorodnichev
Irina Pelutis
15010 Tammer La
04-117-22-43-0022



This map is for illustrative purposes only.

Sales Comparables



Comparable 1



Comparable 2



Comparable 3

Sales Comparables


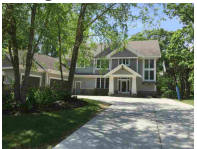




Comparable 4





Comparable 5

Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	0411722430022	1111722430054	0911722120029	0911722120025
Address	15010 Tammer La	11698 Cedar Pass	2104 Windsong Cir	2053 Acorn Cir
Weight			89	77
Neighborhood	0204	0003	0210	0210
District	02	03	02	02
Sale Price	\$715,000	\$885,000	\$800,000	\$780,000
Sale Date	09/25/2015	06/20/2019	06/28/2019	08/28/2019
Cash Equivalent		\$885,000	\$800,000	\$780,000
Year / Version	2020 / 1	2020 / 1	2020 / 1	2020 / 1
Price Per Sq. Ft.	\$196.21	\$261.14	\$223.96	\$234.94
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	23,290	23,572	22,081	22,340
Actual Age	1984	1997	1988	1988
1st Floor Area	1,822	1,907	1,786	1,720
Total GBA	3,644	3,389	3,572	3,320
Finished Area	5,284	4,421	3,572	4,180
Basement Area	1,822	1,720	1,786	1,720
Basement Finished (%)	90%	60%		50%
1st Floor Clear Ht				
Total Bedrooms	3	4	4	5
Total Bathrooms	4	4	6	4
Garage 1 Floor Area	672	953	864	774
Garage 1 # of Cars	2	3	3	3
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	2	3	3	3
Walkout Type		Standard Walkout		
Air Conditioning	Central	Central	Central	Central
Pool Area-Total	880			
Fireplaces	1	2	2	1
Deck Area-Total	400	202	320	540
Porches	112		250	158
Dormer Length				
River				
Lake				
Influences				

Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 4</u>	<u>Comparable 5</u>
			
PID	0411722430022	1111722210020	3511722440012
Address	15010 Tammer La	12200 Hilloway Rd W	6112 Clarion Pass
Weight			
Neighborhood	0204	0302	
District	02	03	19
Sale Price	\$715,000	\$850,000	\$815,000
Sale Date	09/25/2015	12/20/2019	02/22/2019
Cash Equivalent		\$850,000	\$815,000
Year / Version	2020 / 1	2020 / 1	2019 / 1
Price Per Sq. Ft.	\$196.21	\$246.66	\$212.13
Dwelling Type	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story
Property Area	23,290	43,794	23,770
Actual Age	1984	1988	2008
1st Floor Area	1,822	2,065	1,877
Total GBA	3,644	3,446	3,842
Finished Area	5,284	4,582	5,108
Basement Area	1,822	2,065	1,688
Basement Finished (%)	90%	55%	75%
1st Floor Clear Ht			
Total Bedrooms	3	4	5
Total Bathrooms	4	4	6
Garage 1 Floor Area	672	744	1130
Garage 1 # of Cars	2	3	3
Garage 1 Placement	Attached	Attached	Attached
Total # of Cars	2	3	3
Walkout Type		Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central
Pool Area-Total	880		
Fireplaces	1	1	2
Deck Area-Total	400	1,087	310
Porches	112	190	220
Dormer Length			
River			
Lake			
Influences			

Comp Grid	
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Item	Subject		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5		
PID	0411722430022		1111722430054		0911722120029		0911722120025		1111722210020		3511722440012		
Address	15010 Tammer La		11698 Cedar Pass		2104 Windsong Cir		2053 Acorn Cir		12200 Hilloway Rd W		6112 Clarion Pass		
Date of Sale			06/20/2019		06/28/2019		08/28/2019		12/20/2019		02/22/2019		
Sale Price			\$885,000		\$800,000		\$780,000		\$850,000		\$815,000		
Cash Equivalent			\$885,000		\$800,000		\$780,000		\$850,000		\$815,000		
Price/SF			\$261.14		\$223.96		\$234.94		\$246.66		\$212.13		
Adjustments				+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.	
Time (Months)	-----		7	13,423	7	12,133	5	8,450	1	1,842	11	19,424	
Location													
Site Size													
Style	Two Story		Two Story		Two Story		Two Story		Two Story		Two Story		
Quality Class	Above Average		Above Average		Above Average		Above Average		Above Average		Above Average		
Age	1984		1997		1988		1988		1988		2008		
Effective Age	1995		2010		(22,500)		1990		7,500		2000		
Bedroom +	BR's	Bath	BR	Bth		BR	Bth		BR	Bth		BR	
Bathroom Count	3	4	4	4	0	4	6	(15,000)	5	4	0	4	
GBA	3,644		3,389		17,850		3,572		5,040		3,320		
Basement Area	1,822		1,720		1,020		1,786		360		1,720		
Basement Finish	90%		60%		18,234		49,194		50%		23,394		
Walkout			Standard Walkout		(10,000)		0		0		Standard Walkout		
Garage Type	Attached		Attached				Attached				Attached		
Garage Stalls	2		3		(10,000)		3		(10,000)		3		
Deck(s)	400		202				320				540		
Porch(es)	112						250				158		
Fireplaces	1		2		(7,500)		2		(7,500)		1		
Other													
Gross Adjustment %				11%		13%		9%		8%			
Net Adjustment%				0%		5%		5%		-1%			
Net Adjustment				\$527		\$41,727		\$38,044		(\$6,607)			
Indicated Value				\$885,527		\$841,727		\$818,044		\$843,393			

Comments and analysis of Comps	

Indicated value or range	
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	\$832,000
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2020 Local Board of Appeal and Equalization

B6

Emily A. Oberg

James R. Oberg

2016 Blackberry La

08-117-22-11-0042



2020 Assessed Value: \$450,700

Recommendation: \$344,000

This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.

2020 Minnetonka LBAE Advisor Appeal Review

Appeal: B6 **Advisor:** Ann & Tim
Address: 2016 Blackberry La **Tim Berg**
PID: 08-117-22-11-0042 **Owner:** James Oberg
Last Sale Date: 3/1/1993 **Last Sale Price:** \$210,000

Inspection Information:

Date: 4/13/2020 **Arrival:** 4:10 **Departure:**
Property Owners Present: Phone interview

Property Information

Physical Characteristics and Condition:

Condition in not good.

Property Owner Information

Comments:

Owners Opinion of Value for January 2, 2020:

\$350,000

Advisor's Findings

Market Comments:

Railroad has a heavy impact on desirability with the location.

Home needs a lot of maintenance.

Comparable Properties

Address:	14701 Wellington Road	Comments: Similar setting near tracks.
Status:	Sold 06/04/2019	
Price:	356,000	

Address:	14441 Wellington, Minnetonka	Comments: Home needs work, comperable setting
Status:	offered for sale, offer just accepted	
Price:	320,000	

Address:		Comments:
Status:		
Price:		

Advisor's Opinion of Value

Estimated Market Value for January 2 ,2020:

\$450,700

Advisor's Recommendation of Value for January 2, 2020:

\$344,000

Reviewed by: Tim Berg **Date:** 4/13/2020

City of Minnetonka
Assessing Division
2020 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd
 Minnetonka, MN 55345
 Phone: 952.939.8220 Fax: 952.939.8244
 Email: assessor@minnetonkamn.gov

We request you return this form to the City of Minnetonka Assessing Division by March 27, 2020. By submitting this application, your appeal will be entered into the record. It is not required to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

Office Use Only:		
Date Returned	3/26/20	Received via email
Date Withdrawn		Withdrawn via
Dist	Nbhd	Appraiser

Date	3/26/2020	Daytime number	952-476-8460
Owners Name(s)	Oberg James	Alternate number	952-334-1529
Address	2016 Blackberry Ln		
City	Wayzata	State	Mn Zip Code 55391 Email jamoberg@comcast.net

Property ID#	08-117-22 11 0042	Purchase Date	03/1993
Property Address	2016 Blackberry Ln	Purchase Price	210,000
2020 Estimated Market Value as it appears on Notice of Valuation		450,700	

Additions, Renovations, or Improvements since purchase	Sky Light
Cost of Improvements since purchase	1,500
Owner's Opinion of Estimated Market Value as of January 2, 2021	350,000
What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)	Zillow estimated the value at 315,000. Property has not been updated since purchase easily the least house in the neighborhood. The home is a fixer upper and needs substantial work. Willing to let realtors through after health crisis.

I Do ☒ Do not ☐ wish to make a personal appearance.
 James Oberg
 Signature of Applicant

Digitally signed by James Oberg
 DN: cn=James Oberg, o=, email=jamoberg@comcast.net, c=US
 Date: 2020.03.26 15:08:13 -0500

Date 3/26/2020

Print Form

From: [Oberg James](#)
To: [Erin Kastner](#)
Subject: Re: 2016 Blackberry La
Date: Tuesday, April 7, 2020 12:31:55 PM
Attachments: [House.zip](#)

Hi Erin,

I am enclosing a folder of house images. It starts with exterior images of house and garage. The interior images start on the first floor. Main room, kitchen and bath with shower, bedroom one and office. Basement pictures include main room, half bath, bedroom size storage with no closet and utility room. Final shots are loft it is used as a bedroom with bath and tub. Last shot is off my back deck. The white shed is my neighbors and the train tracks run less than 75 yds from where I took the image. There are multiple trains with hazardous cargo (oil from ND) that run day and night. There is very little grass in the front and none in the backyard. It will not grow because of the trees which currently have oak wilt and will need to be removed. I do not have any specific documentation but we talked to Zillow about buying the house as is. They offered us \$315,000. I am trying to be honest it is not worth 450,000. If you can get a realtor to sell it for 400,000 I would take it in a heartbeat!

Hope this helps,
Stay healthy,

Jim and Emily Oberg

On Apr 7, 2020, at 10:30 AM, Erin Kastner <ekastner@minnetonkamn.gov> wrote:

I am reaching out to ask if you have any supporting documents to support why you believe our value is too high. And along with that, if you could provide some interior photos for the realtors to use as reference for coming up with a value. I will need this documentation by tomorrow morning.

Thank you for your time and hope you are staying safe.

[Erin Kastner, CMA | Residential Appraiser](#)
[City of Minnetonka | \[ekastner@minnetonkamn.gov\]\(mailto:ekastner@minnetonkamn.gov\)](#)

14600 Minnetonka Blvd. | Minnetonka, MN 55345
Office: 952-939-8224



City of Minnetonka

Assessing Department

2020 Local Board of Appeal and Equalization

Staff Report



B6

Property Owner(s):

James R. Oberg

Emily A. Oberg

Property Address:

2016 Blackberry La

PID #:

08-117-22-11-0042

Market Value

Assessment Year 2020

\$450,700

Assessment Year 2019

\$410,000

Assessment Year 2018

\$390,300

Sale:

March 1, 1993 - 210,000 (01 - Warranty Deed)

Assessor Recommendation:

\$450,700

Appraiser:

Last Inspection Date:

EMK

June 7, 2016

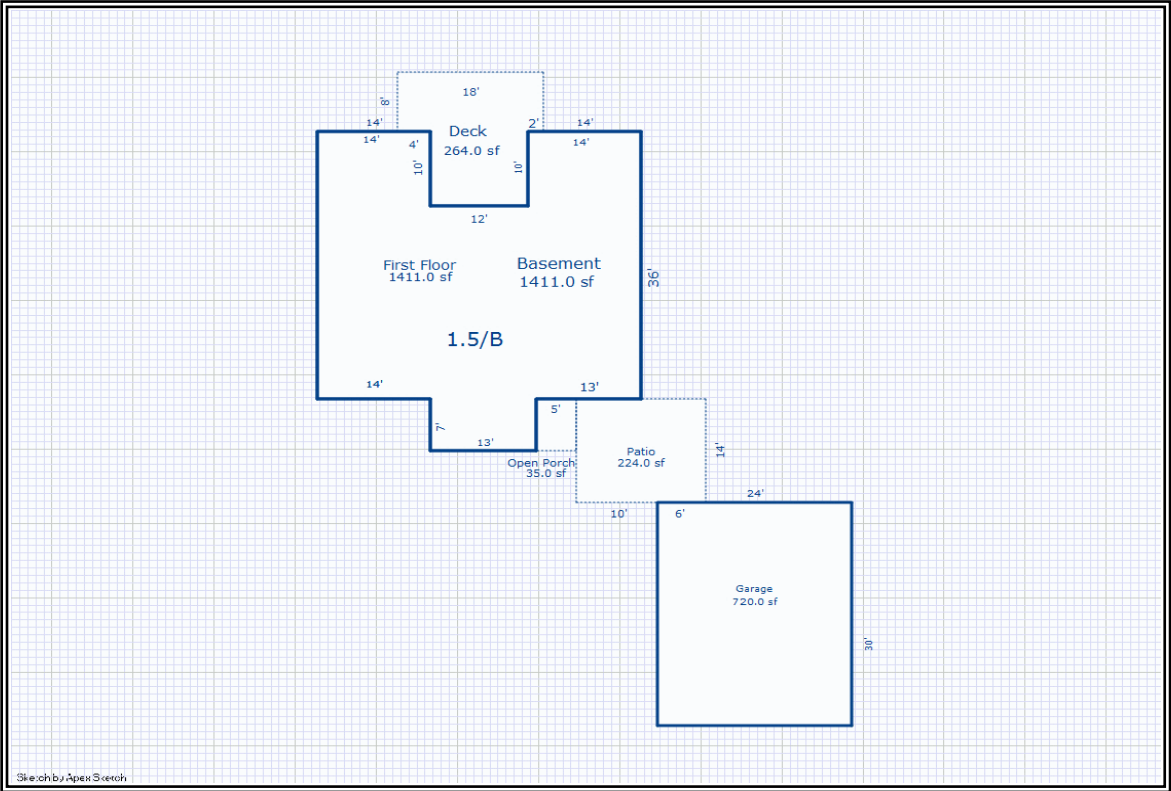
Comments:

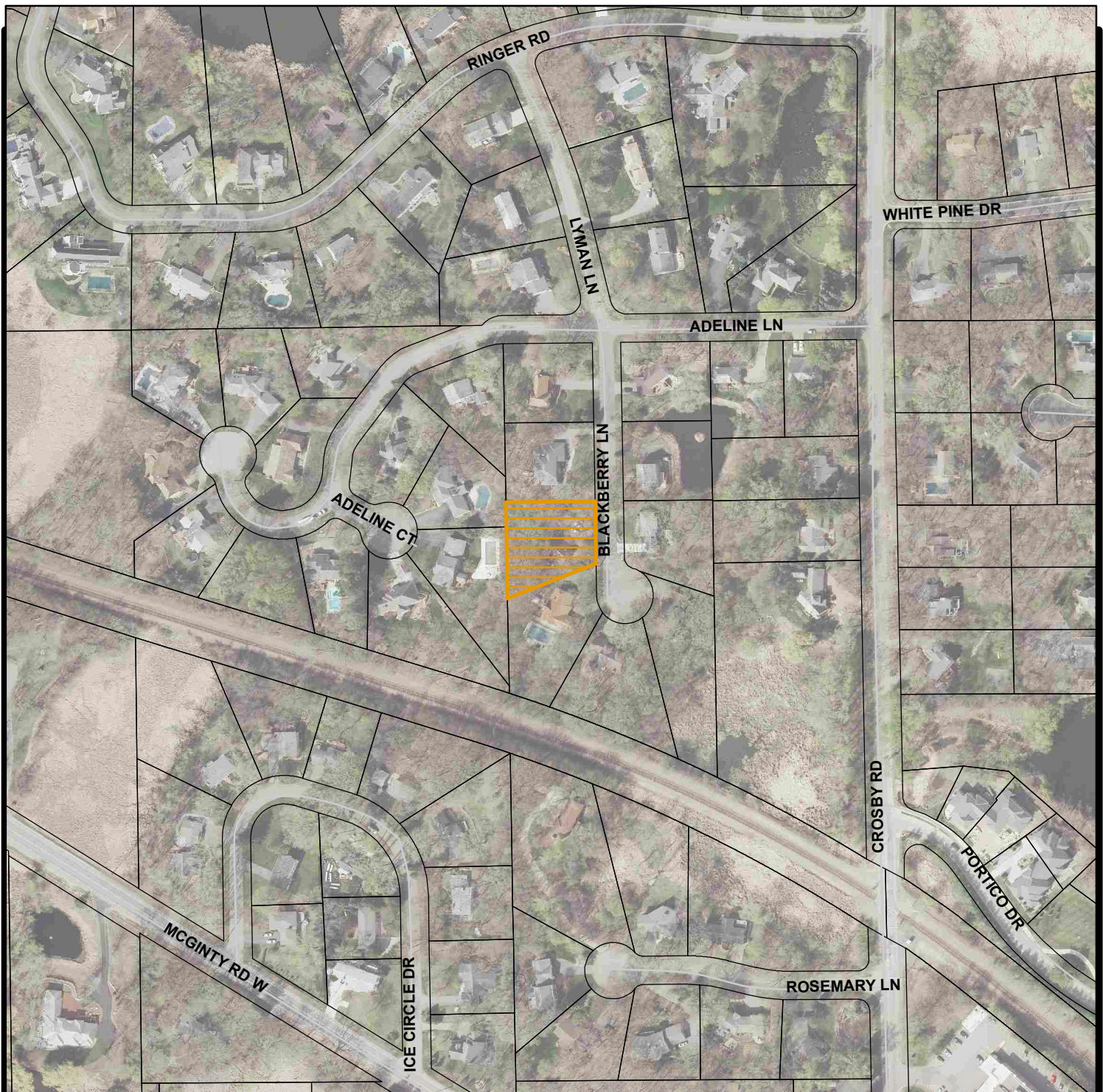
Staff completed a review of the property. After review, staff looked at comparable sales and recommended no change to the 2020 valuation. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.

Subject Data Summary

PID #:	08-117-22-11-0042
Property Address:	2016 Blackberry La Minnetonka, MN 55391
Multiple Address:	No
Lot/Block:	007/001
Addition:	Blackberry Hill
Legal(120):	
Owner(s):	James R Oberg Emily A Oberg
Property Classification:	Residential - Homestead
2020 EMV:	450,700
2019 EMV:	410,000
2018 EMV:	390,300
Last Sale:	3/1/1993 - 210,000 - Warranty Deed - 01
Lot Size:	22,043 Sq.Ft. / .5 Acres
Zoning:	R-1
Dwelling Type:	Single Family
Style:	1 1/2
Bedrooms:	3
Baths:	3
Actual Year Built:	1980
Gross Building Area:	1,891
Basement Area:	1,411
Bsmt Finished %:	50
Garage #1:	2 Car Detached
Garage #2:	None

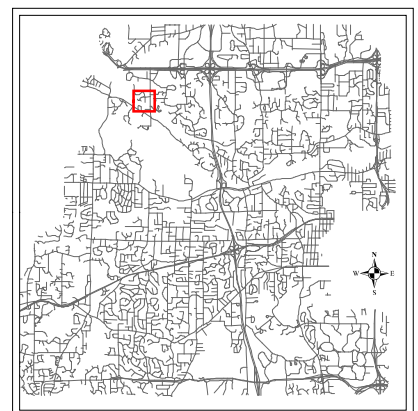
Subject Sketch





2020 Local Board of Appeal And Equalization

James Oberg
 Emily Oberg
 2016 Blackberry La
 08-117-22-11-0042



This map is for illustrative purposes only.

Sales Comparables



Comparable 1



Comparable 2



Comparable 3

Sales Comparables







Comparable 4






Comparable 5

Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	0811722110042	0811722110022	2211722330004	1711722420062
Address	2016 Blackberry La	16013 Adeline La	14218 Quigley Rd	3437 The Mall
Weight		72	68	
Neighborhood	0205	0205	0017	1001
District	02	02	17	10
Sale Price	\$210,000	\$559,000	\$549,000	\$352,000
Sale Date	03/01/1993	09/16/2019	04/05/2019	12/11/2019
Cash Equivalent		\$559,000	\$549,000	\$352,000
Year / Version	2020 / 1	2020 / 1	2020 / 1	2020 / 1
Price Per Sq. Ft.	\$111.05	\$374.16	\$316.43	\$153.31
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	1 1/2	1 1/2	1 1/2	1 1/2
Property Area	22,043	22,143	66,665	20,269
Actual Age	1980	1974	1941	1952
1st Floor Area	1,411	996	1,192	1,548
Total GBA	1,891	1,494	1,735	2,296
Finished Area	2,597	1,950	2,919	2,908
Basement Area	1,411	480	1,316	816
Basement Finished (%)	50%	95%	90%	75%
1st Floor Clear Ht				
Total Bedrooms	3	3	4	4
Total Bathrooms	3	2	4	4
Garage 1 Floor Area	720	480	776	360
Garage 1 # of Cars	2	2	2	1
Garage 1 Placement	Detached	Tuck Under	Detached	Attached
Total # of Cars	2	2	2	1
Walkout Type		Standard Walkout		
Air Conditioning	Central	Central	Central	Central
Pool Area-Total		540		
Fireplaces	2	2	1	1
Deck Area-Total	264	162		
Porches	35		192	70
Dormer Length				
River				
Lake				
Influences			Highway/Freeway	

Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 4</u>	<u>Comparable 5</u>
			
PID	0811722110042	2311722320053	2311722340066
Address	2016 Blackberry La	4213 Merriam Rd	4426 Fairview Ave
Weight			
Neighborhood	0205	0707	1902
District	02	07	19
Sale Price	\$210,000	\$530,000	\$345,000
Sale Date	03/01/1993	09/13/2019	11/01/2018
Cash Equivalent		\$530,000	\$345,000
Year / Version	2020 / 1	2020 / 1	2019 / 1
Price Per Sq. Ft.	\$111.05	\$217.39	\$297.93
Dwelling Type	Single Family	Single Family	Single Family
Style	1 1/2	1 1/2	1 1/2
Property Area	22,043	37,668	33,179
Actual Age	1980	1938	1912
1st Floor Area	1,411	1,492	772
Total GBA	1,891	2,438	1,158
Finished Area	2,597	3,198	1,467
Basement Area	1,411	800	772
Basement Finished (%)	50%	95%	40%
1st Floor Clear Ht			
Total Bedrooms	3	4	2
Total Bathrooms	3	4	2
Garage 1 Floor Area	720	616	
Garage 1 # of Cars	2	2	
Garage 1 Placement	Detached	Tuck Under	
Total # of Cars	2	4	
Walkout Type		Standard Walkout	
Air Conditioning	Central	Central	No
Pool Area-Total			
Fireplaces	2	2	
Deck Area-Total	264	42	
Porches	35	120	371
Dormer Length			
River			
Lake			
Influences			

Comp Grid	
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Item	Subject		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5	
PID	0811722110042		0811722110022		2211722330004		1711722420062		2311722320053		2311722340066	
Address	2016 Blackberry La		16013 Adeline La		14218 Quigley Rd		3437 The Mall		4213 Merriam Rd		4426 Fairview Ave	
Date of Sale			09/16/2019		04/05/2019		12/11/2019		09/13/2019		11/01/2018	
Sale Price			\$559,000		\$549,000		\$352,000		\$530,000		\$345,000	
Cash Equivalent			\$559,000		\$549,000		\$352,000		\$530,000		\$345,000	
Price/SF			\$374.16		\$316.43		\$153.31		\$217.39		\$297.93	
Adjustments				+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.
Time (Months)	-----		4	4,845	9	10,706	1	763	4	4,593	15	11,213
Location												
Site Size					Highway/Freeway							
Style	1 1/2		1 1/2		1 1/2		1 1/2		1 1/2		1 1/2	
Quality Class	Good		Good		Good		Good		Good		Good	
Age	1980		1974		1941		1952		1938		1912	
Effective Age	1980		1990		(15,000)		1990		(15,000)		1990	
Bedroom +	BR's	Bath	BR	Bth		BR	Bth		BR	Bth		
Bathroom Count	3	3	3	2	7,500	4	4	(7,500)	4	4	(7,500)	2
GBA	1,891		1,494		27,790	1,735		10,920	2,296		(28,350)	2,438
Basement Area	1,411		480		9,310	1,316		950	816		5,950	800
Basement Finish	50%		95%		7,485	90%		(14,367)	75%		2,805	95%
Walkout			Standard Walkout		(10,000)			0			0	Standard Walkout
Garage Type	Detached		Tuck Under			Detached			Attached			Tuck Under
Garage Stalls	2		2		0	2		0	1		10,000	4
Deck(s)	264		162									42
Porch(es)	35					192			70			120
Fireplaces	2		2		0	1		7,500	1		7,500	2
Other												
Gross Adjustment %					15%		12%		20%		19%	
Net Adjustment%					6%		-1%		0%		-15%	
Net Adjustment					\$31,930		(\$6,792)		(\$1,722)		(\$81,314)	
Indicated Value					\$590,930		\$542,209		\$350,668		\$448,278	



2020 Local Board of Appeal and Equalization

B7

Linda Whitteaker

Steven Hanson

5164 Beacon Hill Rd

28-117-22-44-0284



2020 Assessed Value: \$293,600

Recommendation: \$285,000

This report is not an appraisal as defined in M.S. § 82B.02 (subd.3) nor does it comply with the Uniform Standards of Professional Appraisal Practice. It is intended to be used as a reference only and any use other than its intended use is prohibited and unlawful. The author does not represent this to be an appraisal and is not responsible for any inappropriate use. It is a report of public records using a mass appraisal technique.

2020 Minnetonka LBAE Advisor Appeal Review

Appeal: B7 Advisor: Larry Kriedberg & Keith Swanson
Address: 5164 Beacon Hill Rd
PID: 28-117-22-44-0284 Owner: Steven Hanson & Linda Whitteaker
Last Sale Date: 11/1/1998 Last Sale Price: \$143,500

Inspection Information:

Date: _____ Arrival: _____ Departure: _____
Property Owners Present: _____

Property Information

Physical Characteristics and Condition:

Property Owner Information

Comments:

*Property needs updates + repairs but still very nice.
Saleable under \$300K.*

Owners Opinion of Value for January 2, 2020:

\$265,000

Advisor's Findings

Market Comments:

*Phone 4/8/20
Call*

Comparable Properties

Address:

Status:

Price:

*15331 Exec Blvd
\$245,000
Sold 12/19*

Comments:

Sold as is, this is a rehad project.
Located on a busy street. Mold was present

Address:

Status:

Price:

*14106 Glenridge
Sold 3/19
\$310,224*

Comments:

Big retaining wall. Tuckunder garage,
the house was pretty rough inside,
deferred maintenane.

Address:

Status:

Price:

*5250 Williston
Sold 7/19
\$357,000*

Comments:

Same year. Detatched gagare.
300 more sf, 1 more bd room. 1
less bath room.

Advisor's Opinion of Value

Estimated Market Value for January 2, 2020:

\$293,600

Advisor's Recommendation of Value for January 2, 2020:

285,000

Reviewed by:

Date:

\$285,000

City of Minnetonka

Assessing Division

2020 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd
Minnetonka, MN 55345

Phone: 952.939.8220

Fax: 952.939.8244

Email: assessor@minnetonkamn.gov

We request you return this form to the City of Minnetonka Assessing Division by **March 27, 2020**. By submitting this application, your appeal will be entered into the record. It is not required to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

Office Use Only:

Date Returned _____

Received via _____

Date Withdrawn _____

Withdrawn via _____

Dist _____

Nbhd _____

Appraiser _____

Date 3/17/2020

Daytime number 952-270-3786

Owners Name(s) Steven Hanson

Alternate number 612-309-5012

Address 5164 Beacon Hill Road

City Minnetonka State MN Zip Code 55345

Email stevenhanson82@gmail.com

Property ID# 28-117-22 44 0284

Purchase Date 11/14/1998

Property Address 5164 Beacon Hill Road

Purchase Price \$ 143,500

2020 Estimated Market Value as it appears on Notice of Valuation 275,000

MAR 17 2020

Additions, Renovations, or Improvements since purchase

replaced one window in lower bedroom.

Cost of Improvements since purchase \$500

Owner's Opinion of Estimated Market Value as of January 2, 2020

\$265,000

What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)

COMPS USED BY ASSESSOR ARE SUPERIOR IN CONDITION AND LOCATION. IT APPEARS THERE HAVE NOT BEEN ANY CONDITION ADJUSTMENTS TO SUBJECT. \$60,000 TO \$75,000 IN REPAIRS ARE NEEDED TO MAKE PROPERTY READY FOR SALE. REPAIRS NEEDED: WINDOWS, ROOF, DECKING SIDING, DRIVEWAY.

I Do ☒ Do not ☐ wish to make a personal appearance.

Steve Hanson

Date 3/17/2020

Signature of Applicant

Print Form

Here are comments and concerns around my property and the comps:

5164 Beacon Hill Rd Minnetonka, MN 55345

Negative issues with subject property when compared to the below comps:

Larger slope to lot.

Older roof (approx 20 years)

Old windows that need to be replaced (fogged).

Old driveway that needs to be replaced.

Old decks: front and back. Back deck in serious need of replacement.

Bathrooms and kitchen need updates and improvements.

Old siding.

Exterior chimney repair needed.

* * * * *

5829 Holiday Rd, Minnetonka, MN 55345 sold for 295K in 2019

Better location – in Minnetonka school district

Flat lot

Appears to have new windows

Screen porch.

* * * * *

5944 Holiday Rd, Minnetonka, MN 55345 sold for 302K

New windows ? New roof?

Better location / neighborhood – Minnetonka schools district

		Criteria		Map		Results											
Previous · Next · 1-8 of 8		Checked 0		All · None		Page		Display Single Line Grid at 100 per page									
<input type="checkbox"/> Distance		List #	S	Street Address	Municipality	Price	DOM	Style	Stories	Bds	Bth	TFSF	FSZ	Built	NH		
<input type="checkbox"/> 0.7 mi	1	5295169	S	15331 Excelsior Boulevard	Minnetonka	\$245,000	66	SINGF	2SPLIT	4	3	2119	1144	1976			
<input type="checkbox"/> 0.3 mi	2	5150367	S	14106 Glenridge Road	Minnetonka	\$310,224	11	SINGF	2SPLIT	3	3	1936	1363	1958			
<input type="checkbox"/> 0.6 mi	3	5222414	S	15153 Williston Lane	Minnetonka	\$355,000	10	SINGF	2SPLIT	3	2	2220	1400	1964			
<input type="checkbox"/> 0.2 mi	4	5219048	S	5250 Williston Road	Minnetonka	\$357,000	90	SINGF	2SPLIT	4	2	2082	1033	1984			
<input type="checkbox"/> 0.6 mi	5	5330973	S	15665 Woodgate Road S	Minnetonka	\$362,800	2	SINGF	2SPLIT	4	2	2324	1224	1972			
<input type="checkbox"/> 0.6 mi	6	5230468	S	5356 Mayview Road	Minnetonka	\$376,500	12	SINGF	2SPLIT	3	2	2294	1577	1966			
<input type="checkbox"/> 0.7 mi	7	5200162	S	14527 Moonlight Hill Road	Minnetonka	\$449,000	31	SINGF	2SPLIT	5	3	2584	1485	1953			
<input type="checkbox"/> 0.3 mi	8	5269395	S	15012 Cherry Lane	Minnetonka	\$639,000	9	SINGF	2SPLIT	5	3	3724	1860	1967			

Status is one of 'Active', 'TNAS', 'Pending', 'Sold'

Latitude, Longitude is around 44.91, -93.47

Style is '(SF) Single Family'

Stories is 'Split Entry (Bi-Level)'

Closed Date is 1/1/2019+

For Sale or For Rent is 'For Sale'

MLS ID is 'RMLS'

Ordered by Status, Municipality, List Price

Found 8 results in 0.13 seconds.

3/4 mile



City of Minnetonka

Assessing Department

2020 Local Board of Appeal and Equalization

Staff Report



B7

Property Owner(s):

Steven Hanson
Linda Whitteaker

Property Address:

5164 Beacon Hill Rd

PID #:

28-117-22-44-0284

Market Value

Assessment Year	2020	\$293,600
Assessment Year	2019	\$275,000
Assessment Year	2018	\$265,000

Sale:

November 1, 1998 - 143,500 (01 - Warranty Deed)

Assessor Recommendation:

\$293,600

Appraiser:

MLP

Last Inspection Date:

March 12, 2020

Comments:

Staff completed an interior inspection of the property on 3/13/20. After inspection, staff looked at comparable sales and recommended no change to the 2020 valuation. Owner disagreed and filed a formal appeal. Appeal application was referred to advisors for final valuation.

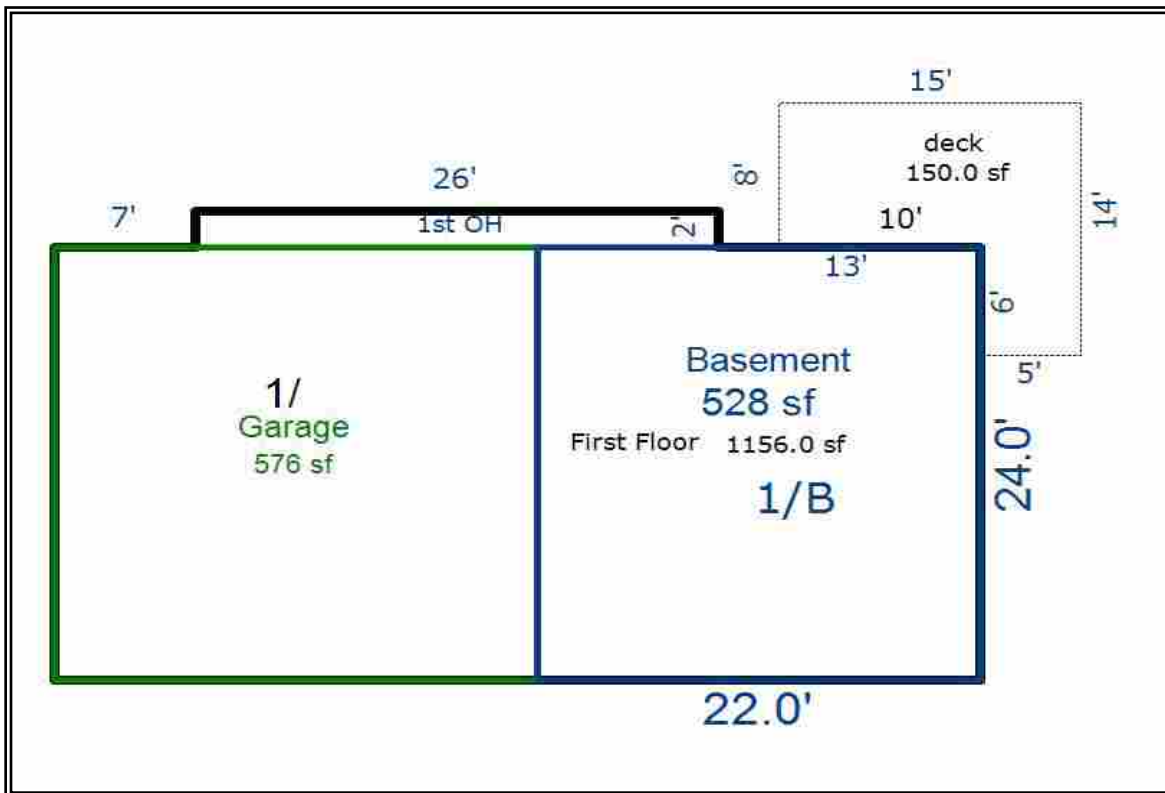
Subject Data Summary

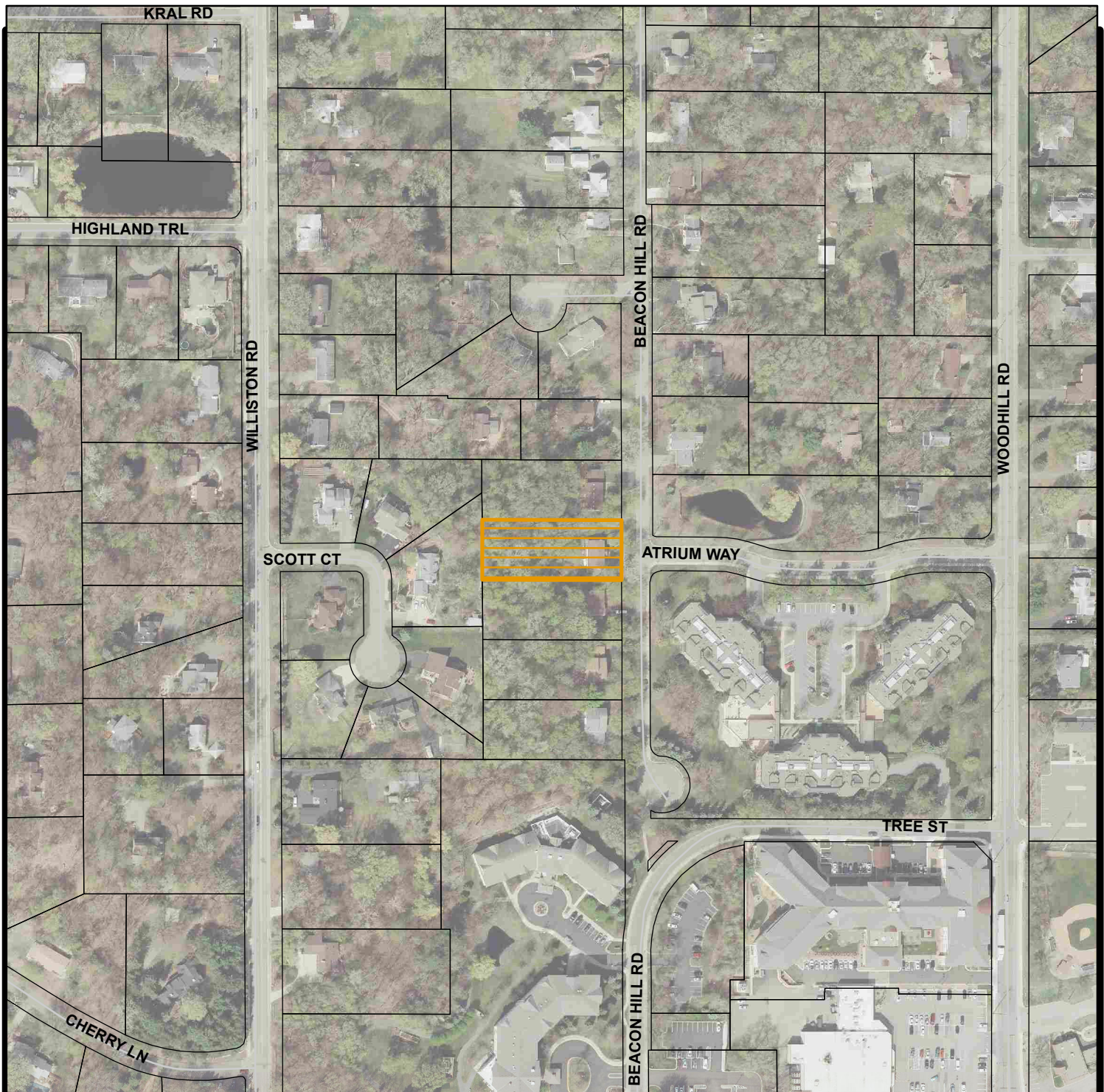
PID #:	28-117-22-44-0284
Property Address:	5164 Beacon Hill Rd Minnetonka, MN 55345
Multiple Address:	No
Lot/Block:	002/001
Addition:	Oak Bluffs
Legal(120):	
Owner(s):	Steven Hanson Linda Whitteaker
Property Classification:	Residential - Homestead
2020 EMV:	293,600
2019 EMV:	275,000
2018 EMV:	265,000
Last Sale:	11/1/1998 - 143,500 - Warranty Deed - 01
Lot Size:	26,021 Sq.Ft. / .59 Acres
Zoning:	R-1
Dwelling Type:	Single Family
Style:	Split Entry/Foyer
Bedrooms:	3
Baths:	2
Actual Year Built:	1984
Gross Building Area:	1,156
Basement Area:	528
Bsmt Finished %:	90
Garage #1:	2 Car Tuck Under
Garage #2:	None

Additional Subject Photos



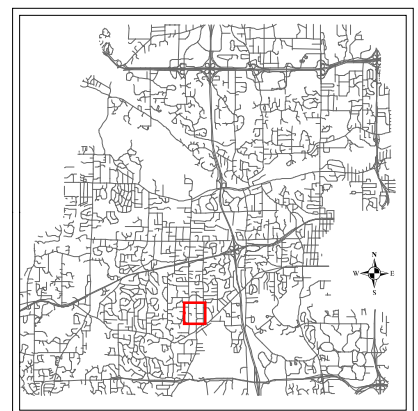
Subject Sketch





2020 Local Board of Appeal And Equalization

Steven Hanson
Linda Whitteaker
5164 Beacon Hill Rd
28-117-22-44-0284



This map is for illustrative purposes only.

Sales Comparables



Comparable 1



Comparable 2



Comparable 3

Sales Comparables





Comparable 4

Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	2811722440284	2711722320028	2811722120058	1511722430027
Address	5164 Beacon Hill Rd	14106 Glenridge Rd	15153 Williston La	3630 Baker Rd
Weight				85
Neighborhood	1600	1710	1600	0007
District	16	17	16	07
Sale Price	\$143,500	\$310,224	\$355,000	\$295,000
Sale Date	11/01/1998	03/12/2019	06/27/2019	05/17/2019
Cash Equivalent		\$309,724	\$348,001	\$293,300
Year / Version	2020 / 1	2019 / 1	2020 / 1	2020 / 1
Price Per Sq. Ft.	\$124.13	\$223.30	\$228.95	\$246.47
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Split Entry/Foyer	Split Entry/Foyer	Split Entry/Foyer	Split Entry/Foyer
Property Area	26,021	16,059	14,779	14,315
Actual Age	1984	1958	1964	1978
1st Floor Area	1,156	1,387	1,520	1,190
Total GBA	1,156	1,387	1,520	1,190
Finished Area	1,631	1,973	2,283	1,190
Basement Area	528	1,303	848	550
Basement Finished (%)	90%	45%	90%	
1st Floor Clear Ht				
Total Bedrooms	3	3	4	3
Total Bathrooms	2	3	3	2
Garage 1 Floor Area	576	438	672	600
Garage 1 # of Cars	2	2	2	2
Garage 1 Placement	Tuck Under	Tuck Under	Tuck Under	Tuck Under
Total # of Cars	2	2	2	2
Walkout Type				
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	2	2	1	1
Deck Area-Total	164	225		336
Porches				
Dormer Length				
River				
Lake				
Influences				Thru Street

Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 4</u>
		
PID	2811722440284	3211722410048
Address	5164 Beacon Hill Rd	5944 Holiday Rd
Weight		
Neighborhood	1600	1401
District	16	14
Sale Price	\$143,500	\$302,000
Sale Date	11/01/1998	07/31/2019
Cash Equivalent		\$302,000
Year / Version	2020 / 1	2020 / 1
Price Per Sq. Ft.	\$124.13	\$246.93
Dwelling Type	Single Family	Single Family
Style	Split Entry/Foyer	Split Entry/Foyer
Property Area	26,021	22,870
Actual Age	1984	1963
1st Floor Area	1,156	1,223
Total GBA	1,156	1,223
Finished Area	1,631	1,598
Basement Area	528	625
Basement Finished (%)	90%	60%
1st Floor Clear Ht		
Total Bedrooms	3	3
Total Bathrooms	2	2
Garage 1 Floor Area	576	598
Garage 1 # of Cars	2	2
Garage 1 Placement	Tuck Under	Tuck Under
Total # of Cars	2	2
Walkout Type		
Air Conditioning	Central	Central
Pool Area-Total		
Fireplaces	2	2
Deck Area-Total	164	368
Porches		320
Dormer Length		
River		
Lake		
Influences		

Comp Grid	
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16
MLP

Item	Subject		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5		
PID	2811722440284		2711722320028		2811722120058		1511722430027		3211722410048				
Address	5164 Beacon Hill Rd		14106 Glenridge Rd		15153 Williston La		3630 Baker Rd		5944 Holiday Rd				
Date of Sale			03/12/2019		06/27/2019		05/17/2019		07/31/2019				
Sale Price			\$310,224		\$355,000		\$295,000		\$302,000				
Cash Equivalent			\$309,724		\$348,001		\$293,300		\$302,000				
Price/SF			\$223.30		\$228.95		\$246.47		\$246.93				
Adjustments				+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.			
Time (Months)	-----		10	6,711	7	5,278	8	5,084	6	3,926			
Location						(10,000)	Thru Street	10,000		(10,000)			
Site Size													
Style	Split Entry/Foyer		Split Entry/Foyer		Split Entry/Foyer		Split Entry/Foyer		Split Entry/Foyer				
Quality Class	Average		Average		Average		Average		Average				
Age	1984		1958		1964		1978		1963				
Effective Age	1985		1985		0	1985	0	2000	(22,500)	1985	0		
Bedroom +	BR's	Bath	BR	Bth		BR	Bth		BR	Bth			
Bathroom Count	3	2	3	3	(10,000)	4	3	(10,000)	3	2	0		
GBA	1,156		1,387		(13,860)	1,520		(21,840)	1,190		(2,040)	1,223	(4,020)
Basement Area	528		644		(1,160)	848		(3,200)	550		(220)	625	(970)
Basement Finish	90%		90%		(2,088)	90%		(5,760)	9,504		60%	2,004	
Walkout					0			0			0		
Garage Type	Tuck Under		Tuck Under			Tuck Under			Tuck Under				
Garage Stalls	2		2		0	2		0	2		0		
Deck(s)	164		225		(1,000)			1,600	336		(2,000)	368	(2,000)
Porch(es)												320	(3,200)
Fireplaces	2		2		0	1		7,500	1		7,500	2	0
Other													
Gross Adjustment %					11%		19%		20%		9%		
Net Adjustment%					-7%		-10%		2%		-5%		
Net Adjustment					(\$21,397)		(\$36,422)		\$5,328		(\$14,260)		
Indicated Value					\$288,327		\$311,579		\$298,628		\$287,740		



2020 Local Board of Appeal and Equalization

B10

Elizabeth Ross

Timothy Ross

4557 Timber Woods La

21-117-22-33-0067



2020 Assessed Value: \$734,700

Recommendation: \$695,000

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2020 Minnetonka LBAE Advisor Appeal Review

Appeal: B10 **Advisor:** Ann Laurent and Tim Berg
Address: 4557 Timber Woods La **Tim Berg**
PID: 21-117-22-33-0067 **Owner:** Timothy and Elizabeth Ross
Last Sale Date: 3/30/2015 **Last Sale Price:** \$693,000

Inspection Information:

Date: 4/11/2020 **Arrival:** 4:15 **Departure:**
Property Owners Present: Phone called with owner

Property Information

Physical Characteristics and Condition:

Nice home, fairly well upgraded. Proximity to Highway is less ideal.

Property Owner Information

Comments:

Owners Opinion of Value for January 2, 2020:

Advisor's Findings

Market Comments:

Comparable Properties

Address:	4407 Loretta Lane, Minnetonka MN	Comments: Newer home then subject	similar location, quieter setting and higher level of finishes.
Status:	Sold 11/27/2019		
Price:	785,000		
Address:	1 Wedgewood Drive, Minnetonka	Comments: Quieter setting.	Larger above grade fsf, older but modern upgrades
Status:	Sold 04/10/2020		
Price:	760,000		
Address:		Comments:	
Status:			
Price:			

Advisor's Opinion of Value

Estimated Market Value for January 2, 2020:

Advisor's Recommendation of Value for January 2, 2020:

\$695,000

Reviewed by:

Date:

City of Minnetonka

Assessing Division

2020 Local Board of Appeal and Equalization Assessment Appeal

14600 Minnetonka Blvd
Minnetonka, MN 55345

Phone: 952.939.8220

Fax: 952.939.8244

Email: assessor@minnetonkamn.gov

We request you return this form to the City of Minnetonka Assessing Division by March 27, 2020. By submitting this application, your appeal will be entered into the record. It is **not required** to attend the first Board Meeting. You will be notified of the reconvene meeting where the Board will hear your appeal.

Office Use Only:

Date Returned _____

Received via _____

Date Withdrawn _____

Withdrawn via _____

Dist _____

Nbhd _____

Appraiser _____

Date 4/6/2020

Daytime number 612-227-6725

Owners Name(s) Elizabeth Ross

Alternate number _____

Address 4557 Timber Woods Lane

City Mtka State MN Zip Code 55345 Email beth.ross.2011@gmail.com

Property ID# 21-117-22-33-0067

Purchase Date 3/2015

Property Address 4557 Timber Woods Lane

Purchase Price 690,000

2020 Estimated Market Value as it appears on Notice of Valuation 734,000

Additions, Renovations, or Improvements since purchase

Repaired extensive water damage on back side of house
2017 driveway

Cost of Improvements since purchase

NO Improvements

Owner's Opinion of Estimated Market Value as of January 2, 2020

\$ 710,000

What are the reasons or documentation supporting the owner's opinion of market value? (Please attach supporting documentation)

- 1) Lucky to sell at 734,000 because of highway noise, need to update inside, responsibility of conservation area / drainage ditch - tree care, invasive
- 2) Neighbor 4549 has exact same house / foot print except ours built over 773 sq foot garage.

There tax value 1607,000 for 2021.

I Do , Do not , wish to make a personal appearance.

Elizabeth Ross

Date 4-6-2020

Signature of Applicant

Print Form



City of Minnetonka

Assessing Department

2020 Local Board of Appeal and Equalization

Staff Report



B10

Property Owner(s):

Timothy Ross
Elizabeth Ross

Property Address:

4557 Timber Woods La

PID #:

21-117-22-33-0067

Market Value

Assessment Year 2020

\$734,700

Assessment Year 2019

\$678,900

Assessment Year 2018

\$660,600

Sale:

March 30, 2015 - 693,000 (01 - Warranty Deed)

Assessor Recommendation:

\$734,700

Appraiser:

AJW

Last Inspection Date:

August 14, 2018

Comments:

Staff was unable to review 2020 value. The appeal was forwarded directly to the advisors for their recommendation.

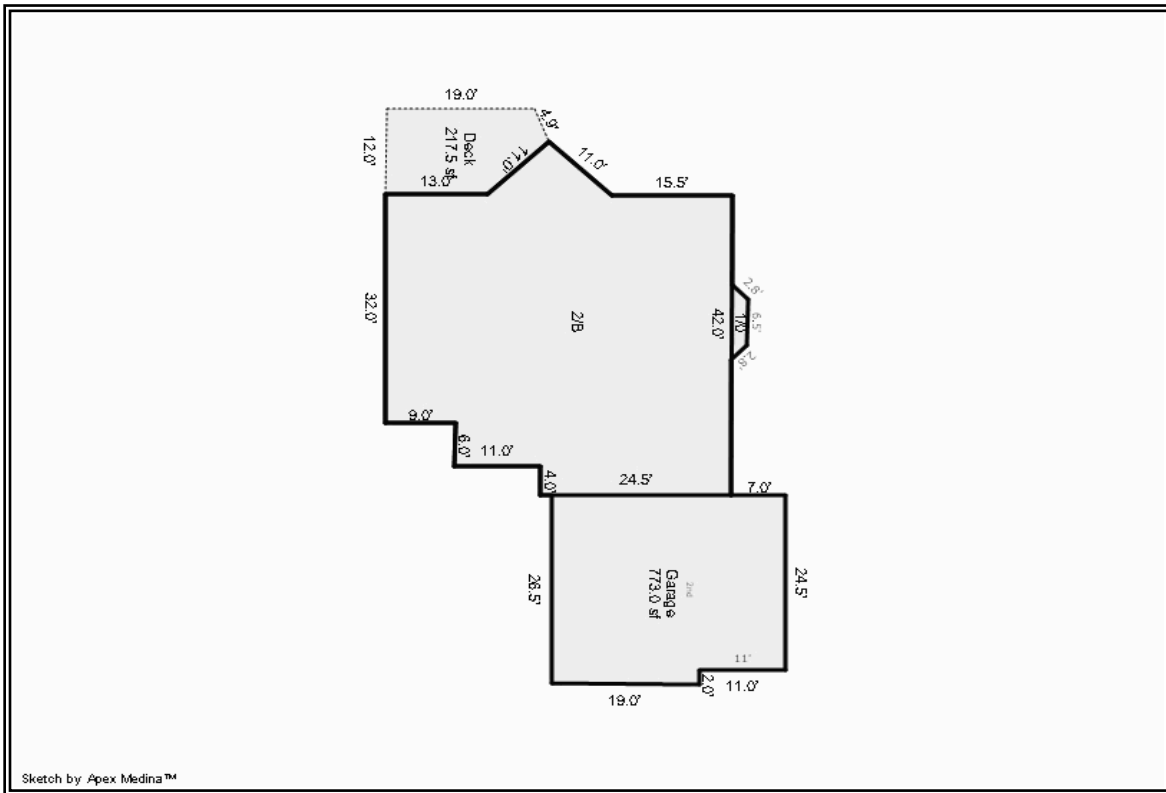
Subject Data Summary

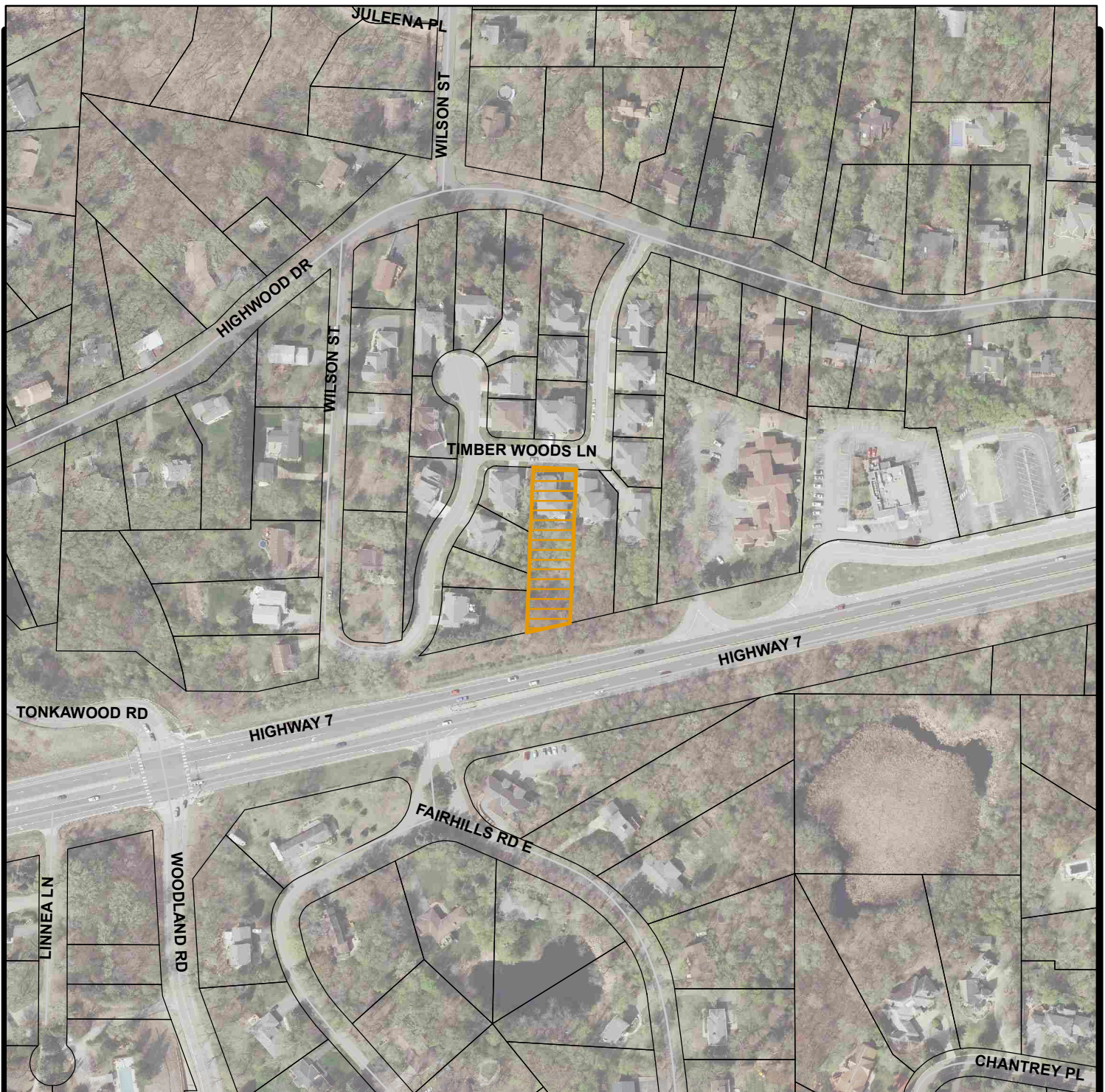
PID #:	21-117-22-33-0067
Property Address:	4557 Timber Woods La Minnetonka, MN 55345
Multiple Address:	No
Lot/Block:	007/001
Addition:	Maple Pass
Legal(120):	
Owner(s):	Timothy Ross Elizabeth Ross
Property Classification:	Residential - Homestead
2020 EMV:	734,700
2019 EMV:	678,900
2018 EMV:	660,600
Last Sale:	3/30/2015 - 693,000 - Warranty Deed - 01
Lot Size:	21,397 Sq.Ft. / .49 Acres
Zoning:	PUD
Dwelling Type:	Single Family
Style:	Two Story
Bedrooms:	6
Baths:	5
Actual Year Built:	2003
Gross Building Area:	4,380
Basement Area:	1,795
Bsmt Finished %:	90
Garage #1:	3 Car Attached
Garage #2:	None

Additional Subject Photos



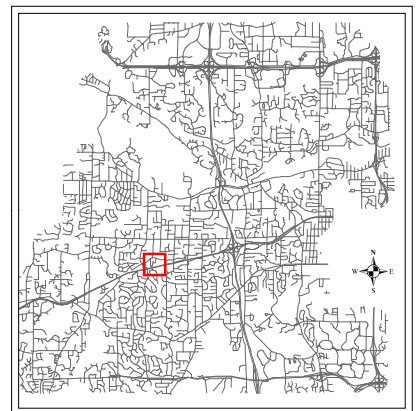
Subject Sketch





2020 Local Board of Appeal And Equalization

Timothy Ross
Elizabeth Ross
4557 Timber Woods La
21-117-22-33-0067



This map is for illustrative purposes only.

Sales Comparables



Comparable 1



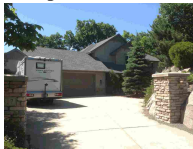


Comparable 2



Comparable 3

Sales Comparables

<u>Item</u>	<u>Subject</u>	<u>Comparable 1</u>	<u>Comparable 2</u>	<u>Comparable 3</u>
				
PID	2111722330067	1111722430055	1411722330044	1511722230035
Address	4557 Timber Woods La	11686 Cedar Pass	3609 Shady Oak Rd	14317 McGinty Rd W
Neighborhood	0845	0003	0704	0215
District	08	03	07	02
Sale Price	\$693,000	\$707,500	\$710,000	\$695,750
Sale Date	03/30/2015	08/20/2019	10/31/2019	01/22/2019
Cash Equivalent		\$707,500	\$710,000	\$659,700
Year / Version	2020 / 1	2020 / 1	2020 / 1	2019 / 1
Price Per Sq. Ft.	\$158.22	\$214.33	\$224.90	\$148.65
Dwelling Type	Single Family	Single Family	Single Family	Single Family
Style	Two Story	Two Story	Two Story	Two Story
Property Area	21,397	22,034	22,414	23,799
Actual Age	2003	1995	2001	1999
1st Floor Area	1,795	1,859	1,452	2,860
Total GBA	4,380	3,301	3,157	4,438
Finished Area	5,996	4,457	4,173	5,153
Basement Area	1,795	1,778	1,452	2,860
Basement Finished (%)	90%	65%	70%	25%
1st Floor Clear Ht				
Total Bedrooms	6	5	5	6
Total Bathrooms	5	4	5	4
Garage 1 Floor Area	773	722	760	986
Garage 1 # of Cars	3	3	3	3
Garage 1 Placement	Attached	Attached	Attached	Attached
Total # of Cars	3	3	3	3
Walkout Type	Standard Walkout	Standard Walkout	Standard Walkout	Standard Walkout
Air Conditioning	Central	Central	Central	Central
Pool Area-Total				
Fireplaces	1	1	1	1
Deck Area-Total	218	266	235	350
Porches			345	170
Dormer Length				
River				
Lake				
Influences	Highway/Freeway		Thru Street	Thru Street

Comp Grid	
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8
Amy Weber

Item	Subject		Comp 1		Comp 2		Comp 3		Comp 4		Comp 5	
PID	2111722330067		1111722430055		1411722330044		1511722230035					
Address	4557 Timber Woods La		11686 Cedar Pass		3609 Shady Oak Rd		14317 Mcginty Rd W					
Date of Sale			08/20/2019		10/31/2019		01/22/2019					
Sale Price			\$707,500		\$710,000		\$695,750					
Cash Equivalent			\$707,500		\$710,000		\$659,700					
Price/SF			\$214.33		\$224.90		\$148.65					
Adjustments				+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.		+(-) Adj.
Time (Months)	-----		5	7,665	3	4,615	12	17,152				
Location												
Site Size	Highway/Freeway			(30,000)	Thru Street	(20,000)	Thru Street	(20,000)				
Style	Two Story		Two Story		Two Story		Two Story					
Quality Class	Above Average		Above Average		Above Average		Above Average					
Age	2003		1995		2001		1999					
Effective Age	2010		2000		2010		0					
Bedroom +	BR's	Bath	BR	Bth		BR	Bth		BR	Bth		
Bathroom Count	6	5	5	4	7,500	5	5	0	6	4	7,500	
GBA	4,380		3,301		53,950	3,157		61,150	4,438		(2,900)	
Basement Area	1,795		1,778		170	1,452		3,430	2,860		(10,650)	
Basement Finish	90%		65%		13,794	70%		17,973	50%		5,565	
Walkout	Standard Walkout		Standard Walkout		0	Standard Walkout		0	Standard Walkout		0	
Garage Type	Attached		Attached			Attached			Attached			
Garage Stalls	3		3		0	3		0	3		0	
Deck(s)	218		266			235			350			
Porch(es)						345		(5,000)	170			
Fireplaces	1		1		0	1		0	1		0	
Other												
Gross Adjustment %					18%		16%		10%			
Net Adjustment%					10%		9%		-1%			
Net Adjustment					\$68,079		\$62,168		(\$3,333)			
Indicated Value					\$775,579		\$772,168		\$656,367			

Comments and analysis of Comps	

Indicated value or range	
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	\$734,700
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